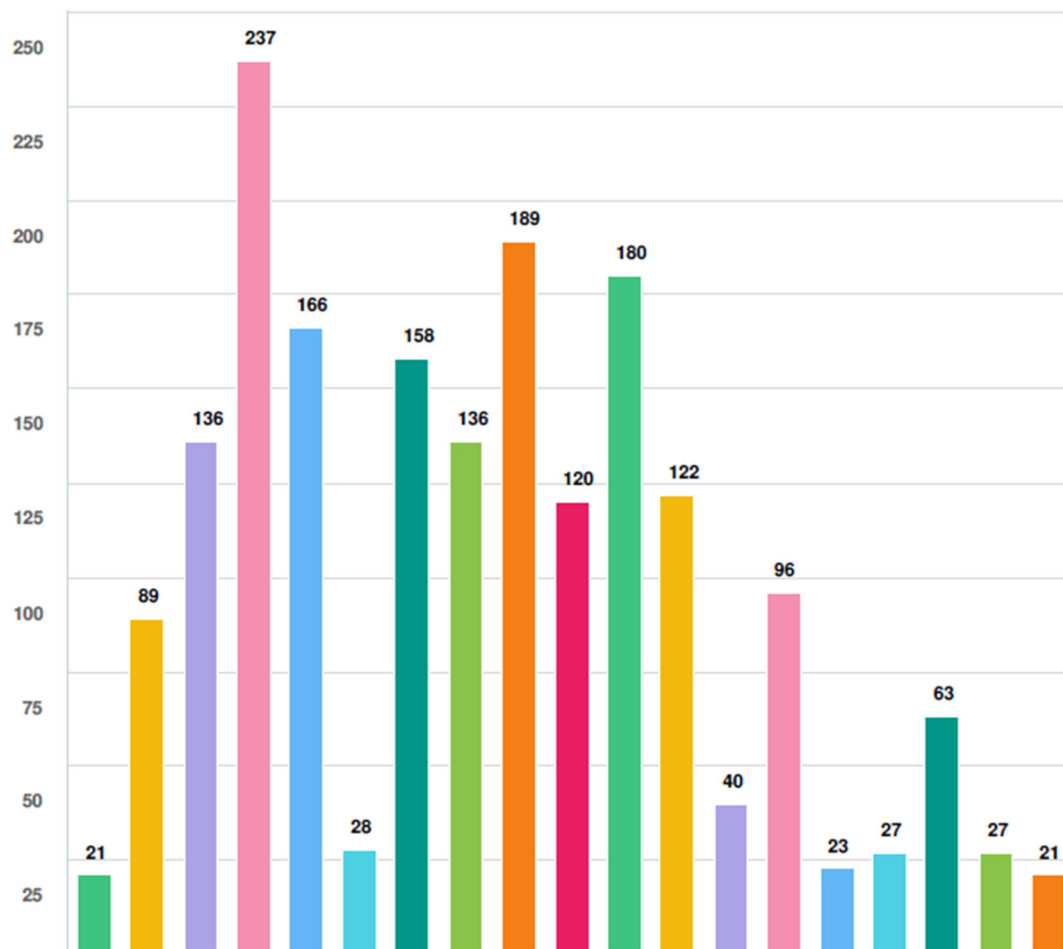


4500 Northlands – Phase 2 Engagement

Questionnaire Results

Guiding Principle #1: Balance Resort and Community Needs

1. The concepts demonstrate the development potential for 4500 Northlands, and the opportunity for a range of land uses. What land uses do you feel are best-suited and should be prioritized for this site? Select the uses that should be included. Check all that apply



Question options

- Visitor accommodation (e.g. hotel)
 ● Residential accommodation that also permits nightly rental
 ● Residential use only
- Employee housing
 ● Public open space
 ● Private open space
 ● Natural areas
- Passive and active outdoor recreation (park, playground)
 ● Large scale recreation facility (including tennis and pickleball)
- World class tennis facility
- Uses addressing identified community needs (childcare facilities, health care offices, community spaces, seniors centre)
- Restaurant/café
 ● Convenience retail/food store
 ● Commercial space for small, independent local shops
- Resort retail (similar to Village)
 ● Office space
 ● Arts and culture facilities (e.g. artist studios/gallery)
- Theatre and performance space
 ● Other (please specify)

“Other” suggestions:

- dog off-leash park
- "Space for commercial enterprises similar to a WHA for local businesses in a Granville Island or Gibsons Public Market model that would allow for local businesses (especially farmers and food based ones to have ongoing affordable space).
- Also have offsite space for a primary care centre."
- Farmers market
- Senior supported housing, (Not employee housing.)
- i agree that a seniors centre would be a great idea as this location is so accessible but i do not feel it is the best location for day care and health care. Day care might be better placed closer to communities where the children live. If employee housing is to be on this site it is unlikely there will be a whole lot of children using the site. Or, perhaps the Whistler Racket club could be included in the plan since they already operate Kids Combo Camps. I do not feel there is a need for health care space as we don't have enough doctors and dentists to accommodate the community. No point adding health care offices if we have no one to fill them. I would also like to see parking with EV charging stations.
- A seniors' centre
- Seniors housing
- by offering tourist accommodations or nightly rentals, there is a high likelihood that these would not be occupied year

round, and only used by part-time residents. This does not a) support the resort economy nor b) provide housing for locals.

- NON WHA resident restricted housing.
- Health care facility
- Sport in the mountains has always been part of the driver for whistler. We should avoid any "city" type land use with high density.
- Medical clinic to take pressure off existing one. Perhaps let the original continue as an ER/trauma center and have a new facility that focuses on community and senior health care.
- Outdoor performance space - smaller scale than WOPL, less intimidating.
- Pickellball
- Senior centre
- seniors housing. 1/4 of all beds should be for non- market accommodation, including a rental apartment building. Dedicated space for Farmers Market covered if possible.
- The absolute priority should be unlocking the full potential of development to develop employee housing. In our current employee housing crisis ANY other uses are "nice to have."
- Food security - a place for residents to grow food.
- Persons with disabilities
- Tennis facility!
- Food production spaces

2. Which of the land uses noted above are most important to you? Please list your top three priorities?

- #1- A natural area thar links to the Blackcomb wetland. We lost a significant # of lowland mature conifers to another bike park - time to prioritize nature. #2 Employee housing for temporary workers for sm business. A dorm-style w shared bathroom + dining
- #1 Employee restricted housing

- #1 Recreation facility with tennis and pickleball as the foundation #2 A community hub for socializing and events #3 Supportive services and activities such as childcare, healthcare, seniors care, limited staff housing for staff working in the facility

- (1) large scale recreational facility, (2) uses addressing identified community needs, (3) employee housing
- 1) recreational facility with a community/social component, 2) employee rental units, 3) residential only units.
- 1)A large scale recreation facility that includes indoor tennis and pickleball.
- 1. Employee housing, 2. Identified community needs (daycare, healthcare,...), 3. Park/playground
- 1. Recreation Facility 2. Residential 3. Employee Housing
- 1. all weather racket/paddle facility 2. nightly rental accommodation 3. restaurant/pub
- 1. An indoor/ outdoor tennis and pickle ball recreation facility for the Whistler community and our guests. 2 Employee housing in this central location is obvious need for this community. 3 Not more of the same retail space that makes up the whole village
- 1. Community needs, specifically health care facilities 2. Public open space 3. Residential use
- 1. DIVERSE MULTI-PURPOSE RECREATIONAL FACILITY CENTERED AROUND INDOOR AND OUTDOOR RACKET SPORTS. 2. A FACILITY THAT CAN BE USED FOR SOCIAL GATHERINGS/KIDS CAMPS 3. A FACILITY THAT CAN BE BOOKED FOR EVENTS, MUSIC, BIRTHDAYS, COPORATE MEETINGS
- 1. Employee housing 2. Residential housing 3 natural spaces accessible to public
- 1. Employee housing, 2. Identified community needs, 3. commercial and affordable space for independent local shops
- 1. Employee housing; 2. Market residential housing to support employee housing; 3. Uses which support identified community needs (e.g. medical offices, childcare community spaces

- 1. Large scale recreation facility including tennis and pickleball. 2. World Class Tennis facility.
- 1. Recreation 2.childcare/healthcare/senior care 3. Restaurant/cafe
- 1. world class tennis facility 2.large scale recreational facility 3. restuarant/cafe
- 1. world class tennis facility, 2. public open space, 3. uses addressing identified community needs
- 1. You did not include 'developer amenity built on another site' in your choices above. You came close with #5 My top priority is for a larger scale indoor recreation facility that includes racquet sports to be built elsewhere on a public transit route.
- 25% of beds for non-market housing; empolyee, barrier-free, and senior. Covered recreation (all-weather) and dedicated farmers market zone.natural spaces with water feature.
- A racket center that includes social spaces and daycare - the existing wrc facility proves the need is there
- Active outdoor space, large space recreational and employee housing
- Affordable employee housing and uses addressing community needs - health care, seniors home etc
- Affordable employment housing
- Affordable family housing
- Affordable housing for locals, addressing identified community needs, and public open space
- An indoor multi racket sport facility with some outdoor courts
- An indoor tennis facility is a great asset and is a major reason we visit Whistler during the summer and winter. We like to have variety of recreation and the tennis is the most fun of all.
- An indoor/outdoor recreation facility including tennis/pickle ball. This town will thrive if we can maintain permanent (not just seasonal) residents/workers/business owners.

Recreational facilities like this help maintain long term residents.

- large scale recreation facility including tennis and pickleball, resident housing, world class tennis
- artists studios as there are no other spaces for this currently available, natural areas as those are being encroached constantly, more spaces to support residents, community and employees as these are also sorely lacking
- As I do not live on the lands I would like to see a substantial recreation facility
- As shown
- Attractive outdoor space, community inclusion & a quality build.
- Childcare and employee housing.
- Childcare/health care offices, employee/residential housing, park/playground
- Community Center that includes seniors, child care, health care offices
- Community housing (like employee housing but more supportive of well rounded citizenry), Healthcare, greenspaces
- Community needs
- Community needs
- Community Needs, Large scale rec Facility, Green spaces
- Community needs, resident and employee housing
- Community needs: daycares etc, housing for locals, natural area
- Community Racket Facility
- Community recreation facility that includes tennis; employee housing; public open space
- Community tennis/pickleball facility, natural outdoor spaces and daycare/activities for children
- Community-oriented facilities for all ages and accessible to the public (restaurants, shops, open space). Not tennis courts.
- Do not ruin the tennis facilities in favour of developer profits
- Duplexes or town houses. Employee (non market) housing, owned and rental. Commercial with offices over.

- Employee and market residential housing
- Employee and residential housing
- employee and residential housing, large schlecht recreation site
- Employee and WHA housing, daycare
- Employee housing
- Employee housing
- Employee housing
- Employee Housing
- employee housing
- Employee housing
- Employee Housing
- Employee housing
- Employee Housing
- Employee housing
- Employee housing
- Employee housing
- Employee housing , public space ,independent business
- Employee housing above all - rental similar to Creekside. Residential for purchase / WHA. Keeping green space.
- Employee housing along with residential/nightly rentals with marketing feature of a large scale recreation facility (tennis/pickleball/children/teen programs).
- Employee housing and large scale indoor (and some outdoor in summer) recreation facility
- Employee housing and WHA units
- EMPLOYEE HOUSING CHILD CARE MEDICAL CARE
- Employee Housing daycare local business rentals
- Employee housing mid levels, Residential on top, retail space on bottom floor,
- Employee Housing Ownership; Office areas (medical purpose etc) ; Hotel/Visitor Accommodations
- Employee housing, community needs, residential only
- employee housing, arts & culture, commercial space or independent local shops, natural areas with private space

- Employee housing, child care, affordable commercial for locals for art gallery coffee shop.shop.
- Employee housing, child care, new independent retail shop
- Employee housing, childcare
- Employee housing, childcare facilities, racket club
- Employee housing, childcare, natural space
- Employee housing, Community needs, Green space
- Employee Housing, Community Needs, Natural Areas
- Employee housing, community needs, public space
- Employee housing, community space for childcare/seniors/healthcare, park/playground
- Employee Housing, community spaces, & outdoor recreation opportunities.
- Employee housing, Convenience Stores, Green Space
- Employee housing, employee housing and social services (healthcare, childcare, community centre)
- Employee Housing, employee housing, employee housing
- Employee housing, Health Care Offices and accommodation for doctors and open green spaces.
- Employee housing, large rec facility that can be used indoors in winter
- Employee housing, large scale rec facility (either here or in Cheakamus Crossing - need an ice rink & gym in Cheakamus!), Public open space
- Employee housing, Large scale recreation facility (including tennis and pickleball), Uses addressing identified community needs (childcare facilities, health care offices, community spaces, seniors centre)
- Employee housing, large scale recreation facility, natural spaces
- Employee housing, large scale recreation facility, uses addressing identified community needs
- Employee housing, locally owned commercial business
- employee housing, locals need to be able to build a future. Residential housing that allows nightly rental, a developer isn't going to just build community amenities without generating some profit. health care space (subsidized) current space is maxed
- Employee Housing, Natural areas and Passive and active outdoor recreation
- Employee housing, natural areas, identified community needs
- Employee Housing, Natural Areas, Theatre and performance space
- Employee Housing, park/playground, community needs
- Employee housing, public amenity / recreation space, health/ medical/ seniors
- Employee housing, public space, tennis facilities for year round use
- employee housing, rec facility with tennis/pickleball, uses addressing identified community needs
- Employee housing, recreation facility including tennis and pickleball, passive and active outdoor recreation
- Employee housing, recreation facility with restaurant, uses addressing community needs (health care & childcare)
- Employee housing, recreation facility, and community needs daycare space and health care offices
- Employee housing, recreational areas, childcare /community needs
- Employee Housing, residential accommodation that with nightly rental property, recreation
- Employee housing, residential use, resort retail similar to village
- Employee housing, seniors centre and housing, large scale recreation facility
- employee housing, seniors housing, childcare facility
- employee housing, sports facilities, community needs
- Employee housing, use addressing community needs, food store

- Employee housing, Uses addressing identified community needs (childcare facilities, health care offices, community spaces, seniors centre), public open spaces
- employee housing, uses addressing identified community needs, residential use only
- Employee housing, World class tennis facility, Uses addressing identified community
- Employee housing. Tennis / pickle ball
- Employee housing. Natural areas (restoration)
- Employee housing. Residential housing. Community spaces.
- Employee rentals, community needs (CHILD CARE!!) and recreational facilities
- Employee restricted housing, employee rental, community needs
- Employee/residential housing, office space at reasonable rental price for medical practices, daycare
- Employee housing, super small spaces for small local businesses, natural spaces
- Food costs are high these days. Food is very expensive. There should be a community garden space. Fruit trees and bushes planted. Second, convenience retail/food store for those with less mobility. Private outdoor space for people to socialize.
- Green space, minimize paving (parking) , Residential living and play space
- Having a tennis facility with a cafe has become an incredibly important part of our community. Having this space so close the the village makes in easy for locals and tourists alike to access. The current non developed area should be for employee housing.
- Health care
- Health care facility employee housing. Tennis and pickle ball courts
- Health care/childcare facilities
- housing
- Housing
- Housing
- Housing (not nightly rentals), primarily for people who will live there year-round; recreation facility; passive and active outdoor recreation
- housing for locals and tennis/pickleball
- Housing for residents
- Housing for residents and employees, tennis/ pickle all facility that is similar to existing WRC (has a cafe/ workspace and childcare facilities)
- Housing, Community Needs, Culture/performance - can also be enjoyed by visitors.
- Housing, employee housing, tennis facility
- HOUSING, HOUSING, HOUSING.... employee housing, residential use only, artist studio space
- Housing, park space, medical spaces
- Housing, this is a no brainer. How many "workshops" and other exercises need to be done to determine immediate and future needs of this community. Housing....we need housing. We are trying to get cars off the road. Why not make housing close#walktowork
- I am concerned about losing the tennis facility. It seems unreasonable/unusual that a community that is known for its exceptional recreational opportunities could have no indoor tennis facility.
- I think community needs and recreation have to be provided as an offset to the densification of the area by the developer.
- I want to keep tennis there , regardless of what's added
- Identified community needs, employee housing, recreation facility
- Identified community needs, staff housing and replace the Tennis centre
- Indoor rev facility with tennis and pickleball
- indoor tennis facility
- Indoor tennis facility, employee housing, healthcare facility
- Indoor tennis, pickleball and community recreation facility
- Indoor/outdoor tennis facilities with eatery

- It is important to begin managing the already excessive and "unconstrained" growth of particularly summer tourism which has caused imbalance already with the community.
 - keep current tennis facility
 - Land use should include the already well established and well used tennis facility
 - Large scale recreation Facility unless it is relocated to another location, tourist accommodation, nightly rental
 - Large scale pickleball/tennis
 - Large scale recreation facility (including tennis and pickleball) World class tennis facility Uses addressing identified community needs (childcare facilities, health care offices, community spaces, seniors centre)
 - Large scale recreation facility for all racquet sports.
 - Large scale recreation facility including tennis and pickleball. I find it very odd that this was not included in either of the plans especially since it is currently the only thing the land is being used for. It is a huge social hub.
 - Large scale recreation facility including tennis pickleball
 - Large scale recreation facility that includes 10-12 tennis courts and pickle ball facilities. Shocked and disappointed that this was not considered prior to these plans. Broken promises...
 - Large scale recreation facility, Employee housing, Public open space
 - Large scale recreation facility, with racket sports as the priority
 - large scale recreation facility. leave existing one as is. no need to tear down a perfectly good facility. that is NOT eco friendly AT ALL. 2. employee housing. seniors housing. we have enough park space in this town!! get out and use what we already have
 - Large scale recreation, restaurant, world class tennis centre
 - Large scale recreational facilities, especially a tennis centre
 - Large scale recreational facility including g tennis and pickleball
 - Large scale recreational facility, employee housing and childcare, health care, etc.
 - Large scale Recreational including tennis and pickle ball, World Class tennis facility, Identified Community Needs
 - Large scale, multi-use racket centre. The community and the resort need more recreational, weather independent space especially as global warming worsens.
 - local housing, local resources (day care, community spaces etc), employee housing (although employers likevail should be building their own)
 - Local resident housing that is affordable for those working management level jobs that don't want to live with 10 housemates, green space and employee housing. It would be amazing to have this space for locals. A huge sense of community
 - Local residential housing, employee housing, community needs
 - Local wha housing. Employee restricted housing is still too expensive in Whistler for many locals in public service.
-
- low to high density residential and tourist accommodation, services & offices
 - Maintain the current racket center. Add some mid density residential locals only units. Maintain lots of green space.
 - Maintaining or enhancing the recreation facility currently known as WRC given its community hub; residential including employee, seniors, families; a mix of community services such as health care and day care
 - Market and employee housing. Put the tennis center over at Spruce Grove and find a new place for Waldorf. Waldorf is way too small as it is and the tennis center needs to go elsewhere.
 - Medical clinic, indoor recreation facility for racquet sports, employee housing

- More housing less government spending, low taxes please
- Multi use facility inclusive of racket sports like pickleball
- Multi- use recreational facility which includes the different racquet sports; childcare space ; employee housing for essential service workers.
- Multipurpose Community Space, Market Space, Daycare, and Accessible Senior Residence
- Natural areas, employee housing, community hub
- natural areas, public open space & residential use
- Natural areas, respecting the original area of Whistler. This development needs to be inline with all other spaces in Whistler. It will be a shame if council does not listen to the current surrounding owners...
- natural connectivity for bears and animals to move. wetland preservation. habitat for birds
- Natural space
- Natural space, Public open space, Residential accommodation permitting nightly rental
- Nightly rental, employee rental and a mix of commercial units for retail and F&B.
- NON WHA, open market, but resident restricted housing (anyone can own but a resident must live in). Child care facility, Public spaces
- Northlands is the home of the WRC (Whistler Racket Club) a vital recreational facility that provides the ONLY weather proof racquet amenity in Whistler. A recreational and social hub for a great many people.
- not losing existing recreation facilities and employee housing
- Park, residential-employee, natural areas
- passive/active outdoor recreation (soft adventure activities for all ages); employee housing (close to the village); AFFORDABLE commercial for small/independent local shops...

- Phrase 1 Residential, Affordable Housing, Childcare Facilities
- Pickleball is very important to me. Actually we need more courts than now provided. This is a rapidly growing sport that both residents and visitors will enjoy.
- Primary Care centre offsite, employee housing, commercial space
- Private Open Space
- public open space, community needs, commercial space for small, independent shops
- public open space, natural areas and large scale recreation
- public open space, restaurant/cafe, arts and cultural facility
- Public open spaces, natural areas, passive and active outdoor recreation (non-obstructive features)
- public space, commercial, resort retail
- Public space, tennis, natural area
- Racket club off site, medical offices with accommodations above for login GPS to attract them. Mental health offices too.
- Racket Facility with Social Component, Employee housing, Residential with nightly rental
- Racquet Sports Facility, Employee Housing, Residential Accommodation
- Recreation
- recreation and employee housing
- Recreation facility (including tennis + pickle ball); theatre and performance space; public outdoor/natural space
- Recreation facility for tennis and pickleball
- Recreation facility that includes tennis and pickleball, Employee and Residential housing
- Recreation facility with "world class" tennis facility, with attached social/dining facilities; employee housing.
- Recreation facility with a racquet focus should be included in this. Either on-site or offsite. Why is there no option provided to replace the existing whistler racquet club? Major oversight on behalf of Beedie and RMOW.

- recreation facility, employee housing, healthcare
- Recreation Facility, Natural Spaces Gallery's
- recreation space and space which continues to enhance the Whistler experience for visitors
- Recreation use is priority no 1. Tennis, pickle ball, racquet sports, No 2 open/green space...and no 3) accommodation - prefer a mix between employee and residential - condo's ok.
- Recreational and childcare facilities
- Recreational space for rackets sports, park, housing
- Resident affordable housing wha, studio space for artists, childcare/doctor
- Resident housing
- Resident housing, employee housing
- Resident housing, worker housing, community spaces.
- Residential opportunities, employee housing, community space/amenities
- Residential, staff housing & commercial
- Residential (employee housing)/ Public open space/ Community needs
- Residential accommodation
- residential accommodation that also permits nightly rental, large scale recreation facility (including tennis and pickleball) and uses addressing identified community needs
- Residential accommodation with nightly rentals, Passive and active outdoor recreation, Addressing identified community needs.
- Residential accommodation, Employee Housing, Uses addressing community needs
- Residential Accommodation, Public Open Space, Passive Outdoor recreation
- Residential Accommodations, Food Store, Natural Areas
- Residential accommodations, large scale recreation facility with focus on racquet sports, senior and employee housing.
- Residential Accomodation
- Residential and employee housing
- Residential and employee housing. Health care, daycare. No need for more nightly rental, we've got lots of that. Racquet sports go offsite.
- Residential and price restricted housing for local workwers
- Residential for MAC, Employee Housing, Health Care
- Residential for persons with disabilities ; community space; commercial space
- Residential housing that's not part of the wha program for local families not Eligible for wha lists
- Residential housing, employee housing, community needs like childcare
- Residential housing, recreation facility, employee housing
- Residential living with rental allowance, private court yard, Restaurent, amenities
- Residential Phase 1, sports activity centre and independent local shops
- residential use
- Residential use only
- Residential use only for people working in Whistler
- Residential use only, employee housing, public open house
- residential use only, public open space, natural areas
- Residential use only; Natural areas; Large scale recreation facility
- Residential use, employee housing and natural areas
- Residential use; employee housing; identified community needs
- Residential with nightly rental
- Residential, employee housing, natural areas
- Residential, employee, healthcare facility
- residential, healthcare, public plaza with cafes
- Residential, natural areas, employee. Don't need anymore retail, tourist accom. Etc. Have more than enough of that. NEED a proper indoor racket facility, moved elsewhere to a more appropriate location that would maximize \$\$ that Beedie should give.

- Residential, Recreational, and commercial space
- Retain a community hub for very popular pickleball/ tennis/meeting place for Whistlerites vs more expensive condos for visitors
- See above employee housing FAR, FAR outweighs any other priorities. Commercial/retail space is NOT a priority; we can't fill existing commercial/retail jobs - adding commercial/retail (other than health care, daycare, etc.) should not even be considered.
- Senior housing, residential, employee housing and a tennis/pickleball facility
- Seniors housing
- Seniors Housing - Independent Living that includes a kitchen with shared meals nightly and an activity room (private, public, or by a NGO run) - this can be partnered with space for folks who need more support, like adults w high needs (group home)
- Seniors housing and seniors centre.
- seniors low rent accommodation
- Staff housing and residential
- Tennis
- Tennis
- tennis
- Tennis
- Tennis - (all others currently exist)
- Tennis & pickleball
- Tennis and kids sports
- Tennis and other recreational
- Tennis and pickleball
- Tennis and Pickleball
- Tennis and pickleball facilities with outdoor and indoor
- Tennis and pickleball facility
- Tennis and Pickleball Facility, Community Needs - DayCare & Seniors Centre, Passive and Outdoor Recreation
- Tennis and pickleball recreation facility
- Tennis and recreation centre with stay accompanied & employee housing
- Tennis and Recreational Facility
- tennis both indoor and outdoor
- Tennis courts, particularly indoor for winter
- Tennis Facilities - Public Open Space - Residential
- Tennis facility
- tennis facility
- Tennis Facility
- Tennis Facility
- Tennis facility
- Tennis facility and employee housing
- tennis facility and other recreation activities would be priority and then some rental accommodations
- Tennis facility because there is one currently there that does not seem to be accommodated in the new plan? and public green space and natural areas, would be nice acknowledging that hotel/residential space will be the first goal of
- Tennis facility combined with a large health club
- Tennis facility in Whistler is much a much needed asset for the local community - too often development is undertaken exclusively for tourism and the local community is an after thought.
- Tennis facility onsite or relocate elsewhere, commercial space for small independent local shops, natural space
- Tennis facility, independent business, arts and culture facilities
- Tennis Facility, Office space, employee housing. Time to focus on what community needs and uses.
- Tennis facility, pickleball facility
- tennis facility. employee housing. public outdoor space
- Tennis facility. Recreation facility including major tennis facility. Quality employee housing.
- Tennis- health care - senior central
- tennis pickle ball
- Tennis, Employee housing
- Tennis, employee housing, restaurant
- Tennis, indoor and outdoor

- Tennis, squash, and pickle ball courts, employee and residential housing, nature and open space
- Tennis. Bring Whistler's tennis up to the same level as other aspects of our world class destination.
- Tennis. Whistler is the world level sports resort, such as ski snowboard mountain bike running and so on . Why not tennis. Whistler bring high level tennis event if the facility will be that level.
- Tennis/pickleball and community hub. Nothing else like this exists in Whistler! The revitalized WRC serves so many constituencies now, and can become an even better community and visitor hub,, if allowed to continue.
- Tennis/pickleball facility, employee housing, community needs listed
- The existing facilities are an important hub for active locals and visitors to meet, exercise and socialize. The development of a long overdue world class Tennis center would enhance Whistler as a four season destination. It would also keep the use as is.
- The most important use of this land is to continue with the inclusion of a multi use recreation facility.
- The obligation for a rackets facility should be fulfilled before the developer gets rezoning. In addition other amenities including other recreation, employee/senior housing should be considered
- The ONE and ONLY use that is important to me is the existence of the Tennis facility. That the municipality would concoct a "rigged" survey like this that fails to acknowledge the legacy of the WRC and the 30+ yr commitment to tennis is shocking & remiss!
- The Pickleball and tennis facility is very important for the community at large
- The reality of Whistler is that we do not need any more tourist/nightly accommodation or commercial/retail. What we really need is more affordable employee housing.

- The site currently has a popular, multi use racquet centre. It should remain on site if a new suitable location cannot be found.
- The tennis club it is all about the community and a space for them
- The tennis club. I grew up in Whistler and the tennis facility was and remains a key aspect of the community for me. It allowed me access to a sport that is otherwise unsupported in Whistler, (b) (1))
- The top three priorities were selected above. Low rise 3 story buildings in keeping with the existing neighborhood is paramount importance along with natural open space and a tennis/recreation facility.
- Theatre/performance - Tennis club - Arts and culture
- There was an agreement to set this land aside to develop it into a world class tennis facility. That was the deal. The council does not have the legal right to circumlocute that . Whistler needs tennis courts for locals and asa tourist attraction
- to include a world class tennis/ racquet facility as it was in the original proposal for this site.
- Townhomes for locals, child care, doctors/healthcare facility
- Until the employee housing crisis in Whistler is SOLVED, nothing other than affordable employee housing should be built. For the 1k bed units WHA added in 5 years, probably 5k+ were lost due market rental housing being sold (empty) or converted to airbnb.
- Uses addressing identified community needs / Cafe or Coffee Shop / independent locally owned shops /
- Uses addressing identified community needs (childcare facilities, health care offices, community spaces, seniors centre)
- Uses that support sustaining and improving recreation diversity, and amenities for local residents. This does not include tourist accommodation, or

non resident (ie part time residential structures)

- Visitor Accommodation, Residential Accommodation, Commercial space.
- Visitor/residential/employee housing mix. Public open natural areas. outdoor recreation.
- WHA housing, community space
- Whistler cannot be a world-class resort without 4-season racquet facility. So that is my 1, 2, and 3 priority
- Whistler Racket Club
- Why is the redevelopment of the WRC not on this list?!
- Without any dedicated alternative, a works class tennis & pball facility is my top priority

- World class indoor outdoor racket center. Indoor community space for groups such as seniors to gather .
- World class tennis facility
- World Class Tennis facility, performance space for artists/musicians, employee housing
- World Class Tennis/Racquet facility, employee housing, green space.
- Year round tennis facilities are most important: 1) there is nothing else like it in Whistler 2) I love it as a visitor, not just ski and golf 3) If I travel to W with non-skiers, they have other choices. 4) 4 season tennis make W unique among ski resorts
- Year round tennis/pickle ball

3. Do you have any additional thoughts on how this site can balance resort and community needs in Whistler?

- The racquet/tennis club component should be retained as in the original planning. NO TO CITY. The employee housing should be equal to or greater than the number of year round equivalent positions this project requires on a sustainable basis or these bed units are pushed down hill and cause problems for the resort. Green/Recreational space is a priority. Thats why we are here. Do we have fire trucks and equipment to handle and 13 story building? IF not this is a deal breaker.
- A connection to a playground and valley trail would be great as then it relieves the center of town playground.
- A four seasons green plaza, to welcome locals and guests to the activities and seasons of the Whistler Alpine Village. Local owned food providers, music venue , and stopping point for walkers, bikers and hikers.
- A green theme for the centre, with a focus on energy efficiency, that extends the surrounding natural environment through the design of the facility.

- A multi-use recreational facility, with racket sports as the foundation. Limited on-site daycare, healthcare and staff housing completes my vision for addressing RMOW community needs.
- A recreational facility where locals can be a part of along with visitors to Whistler who love to meet the locals and locals love to meet the Whistler. A win win scenario!
- a world class four season resort needs to have indoor tennis and pickleball facilities
- Add employee housing (which is the number one resort and community need) to a reduced number of market units and retain the community hub that the racquet centre is for us locals
- Add more employee housing on the site, ensure an offsite recreation amenity, tie into mountain themes and culture.
- After fulfilling need for seniors housing/group home needs - then prioritize health care needs. An extension of the public health care infrastructure nearby. For instance, a stand alone Mental Health and Substance Use Team

(right now housed in a very small corner of existing medical centre). With a seniors housing complex more seniors health care would be needed, much of this would be run under the Mental Health umbrella of VCH. So having that portion there would make room in the existing health care centre for other supports that need to be near the ER and/or could allow expansion of the already existing doctors clinic. Or the Health Care Hub that is being conceived for Whistler could be housed on site, or if the MH team moves - then could the HUB use their current space (probably not large enough for them though - so expansion of existing health care centre may still need to happen).

- All designs should retain the tennis club. The open space designated for meditative purposes is ludicrous as Whistler itself as a natural outdoor wonderland satisfies this need without tying up critical downtown land.
- All your other suggestions exist in Whistler- if you eliminate the WRC, there will be no indoor pickleball or tennis in RMOW
- Allow for some higher density to allow the developers profit, but the attraction of Whistler to visitors is snow, green and recreation!!!! This has to be of paramount importance in attracting people to Whistler year round. I know many families where they ski in the winter and play tennis in the summer. This also has an advantage as it supports the local community needs during both the peak and off season so it is a win win for the Whistler community on all fronts.
- Allow the developer to build what makes economic sense while preserving the valuable tennis and pickleball facility.
- Allowing density and mixed-use development (residential on top of retail) would provide the business and residential community with the spaces they require to thrive
- animate park & public spaces seasonally to coincide with village programming
- Arts and cultural facilities not only suit the needs of the community but also provide an outlet for more entertainment beyond the typical sports and party culture in Whistler. As global warming infringes on more of our nature-based entertainment we need to be looking beyond what Whistler is traditionally known for.
- As above. Previous answer.
- As many beds as possible. 13 stories sounds great. Pack this thing with housing. Housing. Did I mention housing?
- As part of this plan, it is absolutely imperative that the WRC be relocated. Keeping it here will limit the housing development which is badly needed.
- As we continue to run out of land to build affordable housing, this land should be affordable/employee housing. In addition, let's rent the retail space in the village and creekside before we add more retail units. Businesses need employees to be able to run and employees need housing.
- Avoid overlap with other nearby facilities; some green space is nice but we already have lots of underused green space at Reglubiatti park. A site for performances is already present at various locations including Reglubiatti park, Olympic Plaza, gazebo outside Carumbas, etc.
- Beedie's site plan is much too dense and too 'tall'. It is going to cause a traffic (car and pedestrian) nightmare along Lorimer and Northlands. It is already an issue, never mind adding all that and only having one entry/exit point.
- Being a neighbourhood that people want to visit and hang out in, not just for tourists, but also for employees
- "-Build employee housing with 500square feet or less (means more units per square foot) for employees to live in.
- - Wind powered energy production on rooftops (think of the future!)
- -use underground parking spaces as a hub for Whistler Car Share program (it should exist!) like the new bike share program that launched.

- - every new unit sold in this project should provide membership in a car share program so you can have less parking spaces but everyone in this project could have access to a car if needed with the car share program that doesn't exist yet but one should and will exist.
- Build multiple floors, ignore the aesthetic appeal of low building only. We need room for employees to keep this town going
- Build the large scale recreation facility at another location if it cannot be accommodated on this site.
- By being built using 'donut economics' and recognizing that a thriving community will support the resort needs that align with community. If we think of it as 'resort needs vs community needs', the profitability of the resort will always be more attractive, as it gives a false sense that money will solve our future problems. We must believe that when the community is strong and a priority, we will attract guests who respect our nature, our people and our values. Tourism in a place that respects and supports residents' needs will still be profitable without alienating our staff and residents, and our people will once again become our biggest asset.
- By putting employee housing around the existing tennis site/cafe it will function as a nice connector between the existing village and the new employee housing.
- Cannot believe visitor accommodation would even be considered!!! We so badly need housing this should be so obvious (absolutely love that this could be finally taken care of)
- Combine a good combination of community groups
- Commercial is also important as there hasn't been any new in more than a decade, despite significant visitor growth to the community.
- community hub we needed in this town. I've lived here for 40 years and was happy to sell and leave a few years ago until I got involved in the community hub of the

Whistler racket club. it has saved us losing many long time locals. planning department get over there and see what we REALLY needed to keep locals here. keep kids active and involved in the community!!

- Community needs an indoor facility like the racquet club for children and seniors
- Community needs should be prioritized over resort needs. We do not need to create more commercial space which begets more employees, then more doctors, etc., etc. There are limits to growth in a mountain valley community.
- Community needs tennis. Tennis is great for keeping fit and active for all ages and stages of life. Tennis is an affordable recreation - all season long.
- connect the pathways with existing pedestrian and biking pathways to extend the trail network and encourage interconnectivity on foot
- Consider that for every 800-1000 additional people that another primary care provider is needed so in addition to support for offsite space for the primary care clinic, housing for the staff at the centre will be needed as well.
- Cultural uses may benefit community.
- currently there is a need for tennis facility
- D.E.S. for heating and cooling of buildings. Restrict the size (100sm) of all residential units, especially the market housing; this increases energy efficiency and allows more space for amenities such as racquet sports, indoor climbing wall, indoor skate park, farmers market, etc. [no abuse of BU allocation such as occurred at the 4 seasons residences; 3,000sf unit using only 4 BU's!]
- Do not need a tennis facility. We need housing in Whistler
- Don't let a developer take away tennis/pickle ball from the community. A replacement for WRC doesn't necessarily need to be on the Northlands site, but somehow it needs to be replaced on an appropriate site.

- Economical community housing, recreation, and low budget resort accommodation.
- Employee and Senior Housing are much needed.
- Employee housing is the most pressing need, and the closer to the Village the better. Building employee housing reduces pressures. Building more commercial or other housing increases pressures. This land used to be wetland until it was bartered for a "world class tennis facility." The owner(s) did not build that tennis facility and it is no longer needed as it was thought in 1990. Therefore the original development rights granted should be forfeit.
- Employee housing over tennis.
- Employee restricted townhomes, with office space for day care.
- "Employees in Whistler are living in their cars. This is not ideal obviously. So we clearly need some kind of housing for employees. Perhaps residential that also has suites?
- Or maybe we need a facility that has showers and laundry for those who choose to live in RVs etc. The young people seem to enjoy this kind of lifestyle.
- But for sure the community needs an indoor recreational facility that includes tennis and pickle ball. And a facility where children can enjoy a variety of sports and activities.
- All one has to do is look at the utilization of the current tennis club to see the demand.
- When tourists come to Whistler not everybody wants to ski or board. Many are looking for alternative indoor activities and Whistler has very little to offer in that regard. I understand that the developer wants to make money but at what cost to the residents, workers and visitors? I definitely do not approve of anything beyond three stories high. This would change the feel of Whistler a great deal. We need to be making it more desirable not less.
- The tennis center has become an incredible community hub. This is essential for a thriving town. It's almost as though we didn't realize just how much we were lacking a center like this until we finally got one. It currently provides recreation, childcare and kid activities, sports tournaments, social events, music, culture, and a place that feels like home to so many locals and visitors alike. The tennis center is getting more popular-not less!
- Ensure another rec facility is completed before allowing existing one to be torn down
- Everyone is going to have different wants and needs, but ultimately whistler does not survive without us and we do not survive without whistler, we need to strike a balance and one that does not burden whistler/us. I understand all the aspects and passion surrounding pickleball, but it can't be the primary focus...as well, I personally don't want to lose our tennis facilities. I am an avid tennis fan and tennis is a growing sport among youth, we have had and continue to have prominent young Canadians competing in the WTA and ATP. Tennis can assist whistler to be an all year round resort, especially with a bubble and an updated facility. They could host tournaments in the off and shoulder seasons, it also encourages a multi night stay. I don't think we need much more retail with corporate landlords, maybe a few shops, maybe municipal landlords? is that possible? a WHA for business?
- Existing recreational (tennis club) should be relocated to meadow park or other open space. It doesn't fit with proximity to existing residential
- Existing recreational facility moved to the highway area as it is already a hub with a restaurant and bike rentals. Seniors housing, mixed market and affordable housing. After the transit strike, affordable housing needs to be closer to the village which allows resort staff to walk/bike to work. Olympic plaza already

meets the resort needs as a plaza. There are plenty of empty spaces in the village for commercial venues.

- Find an alternate place for the tennis center. This town needs more housing and its addressing both the needs of the market and local workers. Tennis is a rich entitlement for the wealthy and goes nowhere to support what this town critically needs.
- Find another site for community year round Raquet/tennis center if you can't make it work at this location.
- Focus on accessibility, social spaces and food security.
- Focus ONLY on local needs, not on tourism. We don't need any more tourist space. We need rent controlled local space.
- Focus should be community - local pickle ball, musicians, surrounded by nature to buffer increasingly busy trails & parks. A dorm-style accomodation on the side closest to the village for temporary workers with shared dining & bathroom like university housing. NO parking. This site is close enough to small businesses & the mountain that cars are not needed. This would help issues of staffing, GHG emissions from people having to live in Pemberton or Squamish because housing is too expensive in Whistler. Young people coming to experience Whistler would LOVE this kind of accomodation - a separate dorm room, shared space to socialize and shared washrooms are what they have at University with no complaint. WE DON'T need more hotel space or condos, we need space for temporary workers so our small businesses can survive ... and that should be the focus of our community. Without small business we have no character. Without a community space for local activities away from the busy resort would show locals that council cares about community ... not just the resort.
- For fill obligation to build a tennis facility either on or off site
- Global warming is making it very important for the community and resort to expand indoor recreation opportunities.
- Green space sounds great but stepping back and looking at the big picture, do we really think it will be utilized? I don't think so. Its not situated for walking traffic, there is already the Olympic Park plus Lost Lake via bus access. Of all the activities I do (mtb, road, downhill ski, xc ski), pickleball has been the one where I have met the most new people across a diversity of backgrounds in the last 20 years. Don't de-emphasize how powerful pickleball is. Easy learning curve, great for a diverse set of ages, and a low cost barrier to entry.
- Having a tennis facility adds to our general health and well being of all those who use our cabin and our guests.
- Having the WRC or a similar recreational facility allows both locals and visitors to connect and socialize in a healthy way together in a central location ...we can not lose this opportunity Employee housing here would help reduce traffic and allow employees to travel to work more easily all year round.
- Help keep mature residents in Whistler while freeing up homes for the next generation. Keeping Whistler history close and people who have the time and desire to volunteer.
- High density employee housing!!!!
- Higher density housing
- House locals
- Housing & visitor accommodation can be located anywhere. Quality recreational facilities should be located where they are easily accessed for use or viewing
- I agree with medical offices but they may need to be subsidized to reduce cost of rent. The issue is lack of doctors not necessarily office spaces. We still have a lot of empty commercial spaces throughout the village.
- I am deeply disappointed that neither site plan includes a tennis facility. For locals, we can drop our kids at lessons and

easily access everything we need to do for errands. Visitors do not need to be prioritized over locals any further. So far, a poor attempt to come up with a compromise has been put forward. Based off the rendering below, put the parking for the tennis facility under a new building. It is very rare that all the courts are in use - take some of the courts and forested area for another new building. Consider densifying the townhouses into apartments. The greenspace on the western flank next to highway 99 is more than is necessary. The tennis facility can be a great asset for your development. There's plenty of people who will see it as an asset when considering their purchase, especially in light of the number of people who are choosing Whistler for their retirement. If there's genuine concern about housing stock and "affordability", rezone other appropriate sites to allow density. 2671 Highway 99 is a perfect example. It's sat empty for years, is zoned for a 5000 sqft house (as if Whistler needs another 5000 sqft house that will sit empty 95% of the time!). Zone it for townhouses, preferably resident restricted ones. Please call me, [REDACTED] if you'd like to learn more about why I think it's inappropriate and sad to let this loved and appreciated community facility be demolished. I have watched Whistler grow and develop throughout my life and somewhere along the way the town has gone down a path of prioritizing the wants and needs of visitors and the extremely wealthy, over the people who live and raise their kids here. It's out of touch and eroding the soul of the community. Losing this facility would be heartbreaking.

- I am happy to sacrifice more commercial space and visitor accommodation to address the crisis in employee housing and retain community recreational space.
- I believe a centralized racket facility is essential to our community and needs to be preserved.

- I believe with this central convenient location, this space should be largely directed to community needs as opposed to resort needs. This space should be a "community hub" to the Whistler residents - catering to all ages ie; daycare, recreation, tennis & pickleball, parks & Senior's Centre. I believe the resort needs are already being met.
- I don't think we need more retail space or even more cafes/ restaurants but we do need staff and residents housing and I think we need to keep something like the racket club in a central location like this.
- I don't feel that more hotel/nightly rentals are needed given the large amount available now. To achieve a balance between resort and community, we need to make this land space about the community. We must be able to keep people who have built the community in the community.
- I don't understand what the debate is about.... HOUSING will fix so many of this communities problems. I know you know this, what's the problem here? Increase WHA buying inventory.
- I feel the site should mirror what is already developed in Marketplace and adjacent areas (Northlands and Fitzsimmons walk). It should not include 9-13 storey buildings but sacrifice some green space in front to keep a low profile and low site lines on the site so no urban sprawl viewable from far away.
- I have lived full time [REDACTED] since 1997. It was always known this space would be developed at some point but the entire local community at this end of town expected that the land use would include structures of similar size and similar accommodation as Symphony and Montebello. All high rise, high density buildings are located in the village proper and/or in the vicinity of the mountains bases. 4500 Northlands should absolutely not include any buildings over 3 stories in height and should have a similar structure to the existing nearby complexes. The amount of traffic on

Northlands Blvd between Lorimer and the new development that 9 and 13 story buildings will bring to the neighborhood would be astronomical.

Additionally, every developer to this land until now was expected to keep and also enhance the existing tennis facility which is utilized extensively by the residents of Whistler. To allow this new developer to escape those conditions is unfathomable.

- I like both proposals
- I personally don't think our resort town needs more short term beds. Our infrastructure can't handle it and the staffing challenges are only going to get worse. I really don't want to see the tennis/pickle ball facility go away. I think this is a great asset to our community for people of all ages.
- I strongly believe that the natural environment and beautiful landscape of our home should be protected! If something is to be built, I hope it can be small and non-obstructive.
- I think a natural transition from the bustle of the village to quieter residential space, having the chaos stay south of Lorimer road
- I think both proposals have met the criteria satisfactorily.
- I think it's important that the scale of the buildings not be too tall. We don't want high rises in Whistler. 13 storeys feels like too much.
- I think that we don't have the infrastructure to have more tourists in town - our capacity limits are already being maxed out. A focus should be on affordable housing so that our community members have somewhere to live.
- I think there is a lot of "resort" in Whistler already. We do not need to balance between the two here. We must focus on community as that was the part neglected so far.
- I think we already have plenty of retail and dining in Whistler. Not needed here
- I understand the needs that have been identified. I feel the muni must plan to

develop a significant recreation facility NOW in conjunction with the redevelopment plan. If this is not done now a significant opportunity will be LOST given the long standing covenant (no redevelopment without a world class tennis facility) that has been apparently attached to the lands by informed councils of the past.

- "I would like to understand the community amenities that were originally required to achieve the existing and future development. This project was part of the 1989 proposal for summer amenities. The driving range was dropped and some of the tennis facilities constructed. These facilities now provide an important community amenity for winter activities for locals and visitors.
- I've had my children enrolled in tennis every winter for the past 12 years since they are not big skiers. This is a life long development facility since both children have gone on to get the tennis instructors certification and give back to the community
- "If it was strictly based on community needs, there would be no residential housing, no hotel, and no commercial enterprises. Instead, the priority would be employee housing. Period!
- In addition, there might be some open space, and other needed services (daycare etc.). There would also be a plan to provide a tennis/racquetball facility on premise, or some other location. "
- if the current tennis/pickleball facility can be rebuilt at another site by the developer there will be higher and better use of all this property for the benefit of all
- If the low paid workers do not have accommodation, the town dies.
- If the RMOW lets the tennis idiots run this show it's going to be a generational mistake.
- If the Tennis centre has to be offsite, make sure the developer builds the centre simultaneously with the Northlands site.

- Important that the development addresses the needs of the community (health care, daycare, employee housing, etc) sometimes overlooked when a majority of the people in the community are not residents.
- increasing visitor spaces seems counter productive because of current crowding and lack of employees because of limited employee and lower cost housing
- Include an improved Racket Facility. This can also include some elements of daycare, medical, F&B
- Integrate childcare/healthcare/senior care services/restaurant Cafe into a 'green' energy efficient recreation facility, whose primary community hub is a Racket centre.
- Integrate residential (maximize bed units) and mixed community needs
- Integrate well with the rest of the village, would be nice to have an extension to the already existing village.
- Integrated health care facility, education centre to help create more awareness for tourists and locals safety, respectful use of our trail systems, our environment, safety in the backcountry, expectations of how all of us, tourist and locals alike, should collectively care for this beautiful place, bear awareness.
- It can offer a design that is inclusive of the community demand for a all season multi use racket facility that also provides daycare, arts, community hub and other fitness activities.
- It doesn't make a lot of sense to build more retail/office space when there are already quite a few empty spaces within the Village. Without some form of rent control, there would be no way to ensure these spaces would be affordable to local/independent businesses, and introducing rent control would be unfair to those businesses already operating and paying market rents. Similarly, building a daycare/health care space is not useful if the people who are needed to run the facility can't afford to live here. The daycare space built as part of the Spring

Creek development has only recently been reopened as a daycare facility, run by the Waldorf school. How would you ensure that building such spaces would not lead to more unaffordable empty spaces around the Village?

- It is a large area, not all has to be developed into hotel/apt/houses. Tennis facilities allow Whistler to host unique events. Tournaments can draw many visitors and provides recreational opps for visitor/residents.
- It is a prime space and should enhance the area. I feel the North Village has more of a strip mall feel relative to the main village. There should be something unique developed in this space for visitors and residents.
- It is undisputed that employee housing is the top requirement and without employee housing the tourists will eventually leave cause there is no one to serve them. You should care about your community first not last after tourists. For once address the real issue not just money
- It needs to keep small buildings not higher than 4 storey and lots of green spaces
- It sounds like public open space/natural areas/outdoor recreation space could be a contiguous, multi-use space!
- It would seem that employees of Whistler need an affordable, livable space close to where they work. A large tennis facility that sacrifices the needs of many for the needs of a few, would seem to be a disservice to the community as a whole.
- It's important to have 1 or 2 bedroom options that aren't zoned for nightly rentals. There are a lot of people in the valley who own their own homes now and will be downsizing in the next 3-10 years. Since we own market housing we don't qualify for WHA and want to avoid living in a place in town with nightly rentals.
- It's simple. Affordable housing, doctor office with subsidized doctor housing and 6 indoor tennis courts. If the tennis courts

have to be located somewhere else that's fine.

- Keep for the locals only for our community
- keep tennis facility
- Keep the racket club and add needed usages such as child care and housing around it.
- Large scale racquets facility promotes community inclusiveness and belonging more than any other initiative.
- Leave it as is.
- less taxes. make bussiness pay for employee house if they need it not hard working tax payer
- local and senior residences at the back of the development green space along east side utilized for community gardens and off-leash dog park in the trees
- location is close to main village, hence, should be seen as a transition between village and residential
- Looks really good atm
- looks very good to me!
- Medium size recreation facility that meets the new diverse activity habits being now enjoyed at the whistler tennis facility proves that a change is needed (not a world class tennis facility that would only be used by the few); phase 1 rental PLUS residential housing including employee housing makes sense but can it be of the same quality where a local person can afford to buy market or employee housing if they choose?
- Mentioned above. The current building should not be torn down and should be improved upon. THIS PREVENTS UNNECESSARY CARBON EMISSIONS and waste! I THOUGHT WHISTLER WAS TRYING TO IMPROVE ITS CARBON FOOTPRINT. GREED BY BUILDING DEVELOPERS and PLANNERS PREVAIL AGAIN
- Minimize or don't include nightly rental as a permitted use. I don't believe that we need additional tourist accommodation beds.

- more community / resident focus and less on tourists.
- More employee housing with storage
- More Public input. More renderings of development site. This must be inline with original Whistler development.
- More resident and worker housing in the biggest need right now.
- More resort-styled accommodation is unnecessary. Our amenities are already swamped.
- Need employee housing. Of course there is going to be hotels, market units and commercial proposed on the property but there needs to be employee (WHA) housing.
- Need housing for local families , 3 bedroom
- Need more homes for local employees. This should be the one and only priority.
- Need subsidized space for childcare, doctors, dentists.
- New hotels and retail and restaurant businesses will strain the already small employee pool of people Whistler has. We don't need more tourists as the traffic is bad and we need to make the employees and employers a priority to create more housing and refrain from creating more businesses that will require more staff to operate. It is currently out of balance and more hotels and commercial businesses will worsen this situation.
- No
- No 11 storey buildings.
- No more commercial (hotel, restaurant, retail is really required), whats missing is affordable places to live.
- No other use should be contemplated until alternate four season tennis, pickleball and community hub site is planned and built.
- NO to pickleball!
- No tourist accommodation or nightly rental
- No tourist accommodation. Whistler is already overbuilt in that area
- No Don't be stupid

- non-revenue community needs recognized as CAC's and density for market housing assures financial viability
- Objectively choose the land use that is of most benefit to the COMMUNITY as a whole, not a small, specific portion of the population. Carefully consider the voices and needs/requests of those who are trying to establish themselves and their families in this community - how can this new development be of most benefit to those who are not already established homeowners, with a local family doctor, grown families, and disposable income?
- "Offer affordable housing, daycare, medical
- Offices "
- Our community is suffering and dying. The main focus should be on creating a space where local community that live and work here can stay and thrive together. Of course to offer some resort perks, allow street level shops/café's/artist spaces to make this a cute little community focus area where visitors can come support the locally owned shops and get a glimpse of the dream Whistler lifestyle.
- Outdoor and indoor courts for tennis and pickleball
- Outdoor summer sports are integral to residents' health and well being. Taking away even a single tennis court impacts the rights of the community to access this.
- Outdoor waterpad
- Parking and traffic management will be very important in this development. Seeing increased car visits as a result of covid and transport and road infrastructure has been tested a number of times and hasn't always won those challenges. This is already an area that can be difficult to navigate and I would imagine this may need to be re-evaluated depending on which plan moves forward. With such an incredible location in the village parking should be limited as much as possible.
- Perhaps the municipality can identify another piece of land for the developer to relocate the tennis and pickleball facility. It does not need to be on this site.
- Please consider a sports and social facility. Meadow park can not accommodate the growing popularity of pickleball. Many tourists travel with their pickleball and tennis gear. It doesn't take up much space in a suitcase. When I travel I always seek out the pickleball courts so I can meet people, exercise and support my mental health. I have met many tourists at the racket club so I know this is thoroughly enjoyed by Whistler guests. As well as tennis and pickleball, the racket club provides space for Rotary Club meetings, fundraisers, business team building events, office parties, birthday parties for young and old, and social mixers for folks new to the community. Losing the WRC at this location would be very disappointing.
- Please do not overdevelop this land
- please don't build more of what we already have - there are dozens of unused tennis courts, no tennis; there is so much nightly rental - no more; companies are providing employee housing where they can, we need the middle - housing for locals in all categories and associated resources
- [REDACTED] weather-independent recreational site (Pickleball, tennis, events, day care, etc.) is extremely important to my physical and mental well-being. Pickleball at the Whistler Racket Club has sustained me and has become my community during the pandemic. (I used to be a regular at Meadow Park where I was one of many competing for spaces in the gym classes.) Spruce Grove or another location on the outskirts of Whistler would be fine, but it is more important to me than I can express that a facility be built before the existing one is torn down. FYI, [REDACTED]
[REDACTED] 4500 Northlands seems like a

great location for a new healthcare facility as well.

- Please think of keeping the Tennis Club in our community. I cannot imagine taking away a well use/loved facility from the local Whistler population. We need more improvement that cater to the permanent Whistler community that is the heartbeat of this town.
- Primary Care Centre
- Propose an on and offsite racquet facility and make building a replacement to what is already there contingent on Beedie getting zoning approval.
- Providing tennis (and the ever popular pickle ball) is an important community health and recreation commitment.
- Public space joint with employee housing opportunities (purchase or rental)
- Put the locals needs before the resort/tourists.
- Racquet and fitness facilities meet both local and visitor needs.
- Residential Accommodations with the options to do air b and b or something. Whistler accommodations are very restricted by extension expensive.
- Residential housing with the current Tennis facility. The facility will bring people to the location to spend money, while the housing will hopefully add some solution to the housing crisis (and make it affordable!!!)
- Right now on a scale Whistler tips heavily towards resort needs because of some poor decision making and as a result the community is so desperate. This site is an opportunity to balance out the scale and give Whistler the stability it needs. Without community Whistler will slowly deteriorate.
- Senior housing is desirable however we need to monitor who this addresses. We have seniors with other properties and a whistler home wanting to cash in and lead the good life here and keep 2nd home . Not okay , and I am over 55 and a whistler home owner myself . We need to

cap the assets allowed to address those in need . No 2nd home owners

- Seniors housing
- Shops for independent local companies. Green space. Local affordable housing.
- Should include some employee housing only if a tennis facility is built
- Since the imbalance we have today is with a community already overwhelmed with the tourism economy I do not see how adding even more, 20%?, more is going to do anything but make the challenges in our community even worse.
- Some live here all year round. Currently it provides a non-skiing, activity friendly site for all ages. It's a valuable community hub focused on fitness and wellness that will be lost by the two proposals.
- Sport facilities bring people together eliminating loneliness and promoting a very healthy living in our community.
- Sports facilities and indoor exercise facilities are lacking in Whistler. We need to keep existing and expand
- Stay away from pure commercial uses and focus on residential and recreational uses
- Stop making profit the top priority, we don't need more vacation rental accommodation
- Sufficient parking and access to all amenities.
- Tennis facility on site with public parking.
- The absence of a tennis facility is a glaring omission in the two current development plans. As a local Whistler resident for 10 years, Whistler Racket Club has been a social hub and a key focus of physical activity for me and my family. I also know personally of several individuals and families from Vancouver who spend time in Whistler throughout the winter and summer and the opportunity to play tennis at a club facility is key to their decision to spend time here. They will likely go elsewhere in the Province or stay home if it becomes unavailable or if it is only possible on public courts.

- The current tennis facility already manages a good blend of local regulars, and resort visitors who drop in to play - this could be expanded.
- The current tennis/pickleball centre provides more than just tennis; it's a site where other community members, especially seniors can participate in enjoyable, meaningful activities. It's a positive outlet for children and families. Tourists and seasonal residents also enjoy the recreation facility. Employee housing is also surely needed so that would be another good use of the site. There are enough hotels/nightly rentals in town and there already are theatre/performance sites nearby.
- The development site is highly unlikely to ever be "a neighbourhood" as it is a village location that is conducive to tourists not residents. I think there is ample retail and office space already as evidenced by the vacant space in the village, village north and creekside. A medical center seems to be a reach as we are unable to keep the clinics open we had as even doctors cannot afford the rental costs. What needs to be protected is the amenity that we have as once it is gone it will never come back, see the second ice sheet fiasco of the 2007.
- The employee residential should prioritize essential workers that are employed on front line or medical services for example.
- The existing tennis facility has become such a hub for so many community activities that it should remain as a Center for a variety of active sports both indoor and outdoor. There is a far greater need for residential properties to rent or buy by people who are essential workers in this community, and for whom we have a drastic shortage of (ie medical workers) of affordable, liveable space. There is sufficient rental space in the existing tourist accommodation sites, and so this space should be preserved for community amenities and local housing only.
- The facts speak for themselves - we need more available and affordable housing to

regenerate the work force. Even if non-employees live in this area, I recognize that we need them too - taxes etc paid all go toward building more opportunities in our future. I support the tennis club moving to a new location and the baron land sitting empty now becoming a beautiful living space. The tennis club was built with a vision in that past that no longer compliments Whistler's present or future.

- The last indoor recreation facility was Meadow Park, Whistler's population at that time was approx. 2000. We are now over 13000 full time residents. The growing community must have more indoor recreational space. We cannot trade over an amenity that has existed for 30 years to accommodate other community needs.
- The local full time community of Whistler needs a high calibre racquet sports facility that operates year round and is independent of weather conditions. A place to interact athletically and socially with other locals who make Whistler their full time, permanent home. A place to escape the crowded touristy areas of the resort and a place where everyone knows your name. A place where local children can interact with each other, meet new friends outside of their school, learn a sport that will last a life time and feel safe amongst the other members.
- The main thing our community needs is employee and residential housing. The next biggest need is child care and affordable healthcare space (affordable for doctors). Additional visitor accommodation will be detrimental to our community as we are currently experiencing over tourism. There are already plenty of shops and cafe spaces nearby so no need for that. In my opinion a racket club in Whistler is important and a bonus but doesn't need to be located in that space. We are also lacking art space. All development in Whistler should have public spaces and lots of nature.

- The opportunity to add employee housing is key. Other than that keeping it simple.
- The outdoor space would provide enough for the resort and the focus should be placed on the community needs as with out the community there is no resort
- The principal needs that should be addressed are housing & Espace for services (doctors, arts, etc.)
- THE PROPOSED PLAN WILL LEAVE WHISTLER DEVOID OF A YEAR-ROUND RECREATIONAL FACILITY IN THE HEART OF THE VILLAGE THAT WOULD PLAY A VITAL ROLE IN ENHANCING WHISTLERS STATUS AS A YEAR-ROUND DESTINATION RESORT. IT IS HARD TO ARGUE THAT THERE IS A BETTER AMENITY WHICH CAN DELIVER ANYTHING CLOSE TO THE COMMUNITY AND RESORT BENEFITS OFFERED BY THE CURRENT WRC. MANY OF THE PROPOSED AMENITIES CHECK ONE BOX, BUT VERY FEW CHECK AS MANY BOXES OF OUR 6 COMMUNITY GUIDING PRINCIPLES AS A MULTI PURPOSE, YEAR ROUND, CENTRALLY LOCATED RACKET FACILITY.
- The resort is at capacity. We do not need any more nightly rentals or vacation properties. They will only make the current labour shortage worse.
- The resort needs STAFF, not more tourists. The community needs staff, not more tourists. The staff cannot exist if they have no place to live. Without adequate affordable employee housing, both the tourists and the community suffer.
- The village and stroll has a clearly defined terminus at the Olympic park and market place. Any suggest connection to this site is arbitrary.
- The WRC already provides great "balance" to the community. Why wreck this?
- There are a large number of racquet sports participants in Whistler. I have visited many similar size mountain resort towns throughout North America and Europe and they all had quality indoor racquet sport facilities.
- "There is a huge community need at the moment across daycare, before/after school care, medical practitioners, housing for both longterm locals, and seasonal workers.
- As the housing situation at the moment shows, it seems we don't need anymore nightly rental inventory, and the focus should be on housing as many workers as possible (also understanding the investment to build will have to come from partial open-market dwellings)"
- There is no place for a 13 storey building in Whistler. Seems out of place. Tennis facility must stay somewhere in Whistler, if not here. But best to be here where out of town and locals can easily get to the facility.
- There needs to be WHA units included in this proposal
- There's going to be a build out of 330 units or so at market so the developer is going to be well compensated for their efforts. The RMOW has the responsibility to ensure that long term community needs are met. This development will increase tax revenues and SHOULD continue to offer a centralized recreation facility.
- This is a really great opportunity for locals to go car-free and help the environment. They can be a walkable distance to amenities and won't have to rely on busses that go on strike for four months. Whistler has an abundance of options for short term, visitor based options so it's time to serve the community. Offering "community spaces" won't even serve the people of this town after they're forced out due to unaffordable housing. Businesses are already forced to close or reduce hours due to staffing shortages. Please do the right thing. This crisis is only going to get worse and it will have an impact on the entire town.
- This is the last available development site in the village core. Value should be maximized on this site with amenity provided elsewhere. Locals find it too

busy and inconvenient to park into the village to access services.

- This site is a long way from the lifts and should offer a mix of amenities for both resort and community to mingle.
- This site is a unique and rare opportunity for a tennis facility. While other identified community needs are important, other sites could potentially accommodate those while not many sites are suitable for a larger recreational, tennis facility.
- This site needs to be positioned as the community section of the Village Stroll. A place designed to support and be enjoyed by locals providing employee housing, community needs, and commercial uses that cater to locals i.e. spaces for small businesses and cafes. Having commercial spaces to support local small businesses and provides locals a place to go, outside the tourist oriented business of the village stroll. The site design should make everyone feel welcome and give people who live in Whistler a reason to be there. While this site should not be dedicated to racket sports, the racket club house has developed into a community event space (i.e. roller blading, tennis events, POW meetings, providing a place to gather for locals, staff parties, etc.) this is an important use and need that should be emulated.
- to ensure Whistler is a year round destination, you can't overlook the growing importance of pickleball - tournaments draw visitors to the area and that can only benefit the community
- "To my knowledge the original developers Park Georgia (PG) owned the entire site which includes Montebello and the site which is now owned by the Beedie group. Part of this entire development was, that it includes a tennis/racquet facility which is on lot 4500. Therefore a temporary tennis/racquet facility was built about 27 years ago. A permanent world class structure was to be included in the development plans and build on this site. A portion of the strata fees from

Montebello and the new development were allocated to maintain this tennis/racquet facility. However Park Georgia never developed this last site. They sold the parcel to the Hollburn group and sold again to the Beedie group a few years ago.

Now the Beedie group want to develop that site but without a tennis/racquet facility. It is important that this will and can not happen. This T/R facility was part of the entire development and it needs to be included in the Beedie group proposal. Council and the mayor have to ensure that the stipulation with this land will take place.

Racquet sport in Whistler has been dated back to early 1900. It is not only good for us locals but also for tourists. They're thousands of people who have used the facility and it is well attended at any given time of the day.

- Can you please forward my letter to the people in charge of this development proposal.
- Too much green space without any indoor racket facility on either concept
- Use the precious Northlands space efficiently by not duplicating the Olympic Plaza located just down the way, i.e.: skating rink, green lawns, artificial waterways (beyond the enhancing the existing natural watercourse.) Locate a racquet facility near an existing muni set of tennis courts (on a bus route). Entertainment should be included in any indoor rec development. Just look at Nick North; it has come into its own niche of success...despite not being on the bus route☺. Any racquet facility will find a high percentage of its users are seniors...we will lose our driver licenses but keep playing pickleball!
- Various housing needs must be covered. Avoid situations like Nancy Greene WHA where the luxury homes are 5 times the value of when they were built and they look down at true and valuable community members and expect luxury living. Or Nita where luxury homeowners

collaborate to disallow further development that will impede their luxury experience.

- water park
- We are in dire need of more staff housing!"
- We already have ample public green space in/near the village (Florence Petersen Park, Ross Rebagliati Park, Olympic Plaza), some of which is under-used. And plazas galore in the village across the street. The current concepts seem to be repeating the Olympic Plaza idea which I feel is unnecessary. We currently have a centrally located, covered recreation facility for racquet sports and other events (children's clinics, bday parties, fitness/yoga classes) that would be a shame to lose as it is heavily used when weather is inclement by locals and visitors. The outdoor courts are unnecessary as there are multiple outdoor racquet courts located throughout Whistler.
- We already have lots tourist accommodation, not sure they are needed here, although I gather ordinarily zoned for that.
- We can't support resort 'needs' without homes & services for employees & resident families!!
- Time for RMOW to switch focus! Work/fight to support & house the people that keep Whistler open for business. Focus on Family & Community ."
- We do not need additional resort accommodation or employee housing in this current and last open space near the village in RMOW.
- We do not require more nightly rentals zoning or tourist accom. This usage has already crept into unsustainable realms with AirBNBs and the purchase of "second homes" ski cabins by the wealthy.
- We don't need more accommodation rather at my age and tenure here in Whistler feel we need more recreation as existing facilities are overpopulated especially during tourist season
- We don't need more retail space at this time, but space for community needs, housing and weather safe recreation would be my priorities.
- We don't need more luxury townhouses or condominiums. We already have plenty of luxury residences that sit empty a good part of the year. Whistler is full of greenspace and outdoor spaces that the community and tourists can utilize. Those don't need to be built or developed. Keep things more natural rather than making it look like some Disneyland planned development. What we do need is more resident/community focused amenities that tourists can also use but that are more "locals" focused - facilities that residents can use year round - like a tennis/pickleball facility that can also host a wide range of community events. A perfect example is the current Whistler Racket Club.
- We don't need more shopping as it's close to Market Place already. We don't need manicured green spaces and should promote having wilder spaces to lessen the impact on the surrounding environment. Doctors offices have already closed in Whistler, why would offering more space for this fix the issue and the same could probably be said of child care - they also have to be able to afford to live here. We have many restaurants and cafes already, lets support them, rather than creating more competition.
- We don't need to focus on balance other than re-balancing the employee housing inventory so we can attract workers.
- We have base ball field for community as well. We need year round indoor facility for community.
- We have enough tourist accommodation and too many tourists already. Not enough housing for residents especially employees and seniors. This is an ideal place for seniors close to village. We have enough retail and restaurants and not enough housing for workers to work at any additional retail or services.

- We have more than enough Hotels, need more residential units & more large scale recreation places
- we have sufficient nightly rentals with existing Tourist Accommodations. We need to balance with employee housing to support that tourism base, and we need more restaurants to support the existing resident and tourism numbers (as we do not currently have enough). local entrepreneurs could be supported through commercial space, to support Whistler's desire to have authentic local businesses.
- We need both dormitory style housing for businesses but this doesn't need to be so central. That could be done in cheakamus, function etc. we are losing middle management staff and those are harder to replace these are people with families who cannot afford current house prices so are going somewhere else. Artists are also moving as there is no affordable studio space so creativity is being lost, what makes whistler whistler is the people. We need to keep them here. No offence but pickle ball can be moved to mons or near meadow park etc. it doesn't need to be in the village. A place for local independent possibly like WHA But maybe as a stepping stone so people have to find a new location in open market after say 3 years would be a cool move.
- We need low cost housing, period. Put in as much as is sustainable.
- We need more housing in Whistler that is not single family or townhomes. This is the perfect location for some apartments.
- We need rental housing along the highway side. It is a good noise buffer.
- We need services that support local families.
- We need to bring community needs back into balance with what the resort is already getting.
- We need to keep our much loved asset we presently have on site with the WRC It serves a much needed hub in our community for health , mental & physical,

social activity, family activity for all ages plus serving the resort guests Whistler's amenity's attract year round . This I feel is a balance of Resort and Community needs. This is a year round, weather independant amenity , so valuable in so many ways we can not lose this amenity!! I don't see any provision for the Club that presently is there (WRC) and has been for 30 years. Nothing should change with this Club unless and until a suitable replacement location is found and built if moving is the only option.

- We need year around tennis in Whistler.
- we provide too much support for tourism in Whistler, it's more critical to support the livelihood of the locals
- What is the anchor tying this piece of land to the rest of the village? Skiing and biking are the foundation of this town, what could be put here to reflect that? Bronze sculpture of the crazy Canucks (like Europe does)? outdoor space that can be filled with foodtrucks and farmers market? state of the art skateboard park (covered?) paved state of the art pumptrack like pemberton just got (instead of crankworks building and tearing it down every yerar)?
- "What we need:-A multipurpose community space like KEXP in Seattle (<https://www.kexp.org/visit/.org>). Whistler has a lot of venues, but they are geared towards generating room nights (think: hotel ballrooms), driving engagement with specific cultural organizations (think: Audain Art Museum, SLCC, Maury Young Arts Centre), or for-profit purposes (multi-purpose space in Function Junction, Select Contract, etc.). It would be absolutely fantastic to have a versatile space that can feature local art on the walls, a music recording studio/broadcast space, and a bar space that can feature local roasters and rotating coffee shops or local brews/wines in the evening. During the day, the open concept space can feature comfortable seating and desks for people to work remotely and have meetings, and

the space can open up onto a patio / green area for inspiration. The space could also have the ability for staging to be brought in for concerts, fashion shows, movie premieres or talks – which also requires having a proper green room space.

Market space like Spier's Craft Market in South Africa

(<https://www.spier.co.za/visit/craft-market>). These little huts could be rented out by entrepreneurs launching their business/craft, artists & artisans, farmers and food producers. The versatility of the mini huts creates a reason to leave the main village stroll and drive engagement to this new area (no matter how you slice it and dice it, this area will not see the traffic the rest of the village does, because the dedicated pedestrian walkway terminates at Marketplace. It literally is severed from this piece of land by a four lane road with cars.), as the turnover of who is operating each hut would have a seasonality to it. This creates opportunity for the Whistler Farmers Market, Arts Whistler's Holiday Market, or bringing in a Christmas Market like in Vancouver.

Daycare space.

Accessible senior residences, with close proximity to the clinic. The ability to age in place."

- Whistler is a recreational resort and should not be sacrificing large spaces for more housing.
- Whistler is on the world stage and can lead by example by considering all aspects of this growing community & it's diversities. This could be an opportunity to bring 'heart' back into the community that will look after & give it's visitors an experience they will always want to return to. We need to look beyond just sport & recreation. A strong inclusive community will make it all sustainable.
- Whistler is Recreation. We are a resort and we should ensure that locals and visitors have access to weather independent popular recreational

activities. Another key is tying in the social component. Whistler locals and visitors deserve a place where they can go and enjoy fun, fitness and family.

- Whistler is running out of natural spaces which everyone can enjoy. We should be actively identifying these spaces for preservation for future generations. Or at least keeping them low, natural and non-intrusive.
- Whistler needs an aqua rehab facility. Meadow Park does not meet this need, doesn't even try.
- Whistler needs employee housing, but is restricted by the people being able to afford it. Having restricted but open market housing, ensures developers can make money but also housing for employees
- Whistler needs to have a diverse set of Winter and Summer recreation possibilities. This includes year around indoor tennis and pickleball, and other sports that locals and tourists may use that is not weather dependent, and not a mountain activity (sliding / biking / hiking). There are few indoor local amenities in Whistler and poor weather recreation in Whistler is limited, as the resort becomes busier. I would like to see this part of Whistler cater to improving the livability in Whistler by providing more indoor recreation such as racket sports, workout areas, indoor skating ice rinks with other amenities such as restaurants and cafes and highly needed daycare facilities. Whistler is NOT in need of more high end condos and apartments that will be used part time by visitors. Whistler does NOT need more densification with 11 story buildings.
- Whistler needs to keep a tennis facility or it will be catering only to mountain bikers and skiers
- Whistler residents are being pushed far to the edges of town. It's important to have a mix of resident housing all throughout town.
- Whistler's population is growing quickly and the number of visitors is growing

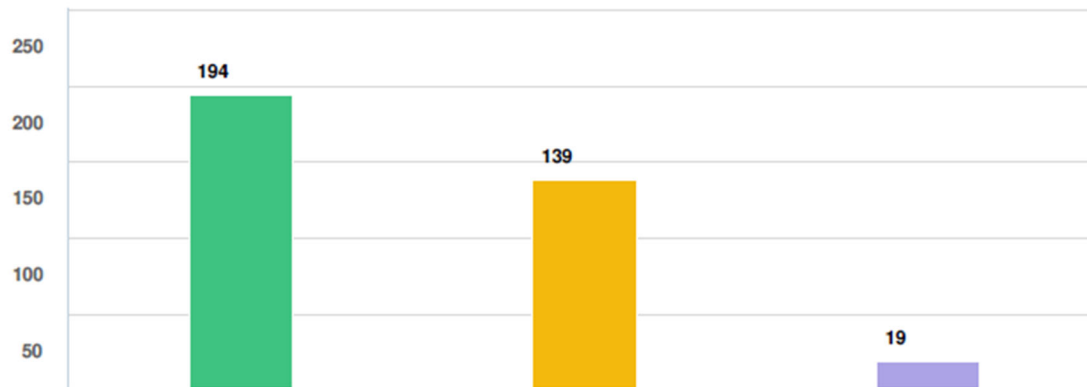
exponentially. We need more recreational space, especially indoors.

- WISH (Whistler Independent Supported Housing) could be considered as a partner for this project.
- With an aging population and seniors staying in Whistler rather than moving, more facilities should be available such as housing and medical care as well as recreation facility for all ages
- Without a community and staff to operate it, the resort doesn't exist. This should be priority #1. Provide actually affordable housing for local staff. This resort will look pretty bleak in the future if no one has any staff and shops get boarded up.
- WRC itself is a center where community can gather, where families can practice sports and have fun, where any corporate can handle an event, where visitors can meet new people and enjoy practicing sport, where newcomers can start meeting local people, and it is a place that a top resort like Whistler must have to preserve for the existing generations and the actual one.
- Yes add recreation
- Yes, find the right balance between a world class tennis facility and creating additional community housing.
- Yes, include the redevelopment of the WRC on this list!
- Yes, put community need first, like the tennis facility and employee housing and

this will in turn will help maintain a community that actually wants to and can with employees serve and host a resort.

- You are all [REDACTED] Do you need a pond or grassy knoll ... NO
- You can be innovative and try co-location. Don't pit recreation versus housing - both are needed. How about a tennis centre with employee housing above it. Vancouver put housing on top of a fire hall.
- You need a large tennis facility
- You need places for people to live and stay. Then you need places that provide services like health/childcare. Then plazas with cafes/restaurants to provide some vibrancy. No need for exclusionary clubs.
- You need to address community needs beyond housing. We need recreational facilities like tennis. Resort-goers can use tennis facilities too; not all visitors are skiers and golfers. Tennis and pickleball can draw visitors through tournaments and camps, offering alternatives for visitors (especially families who may have different interests but travel together). Recreational opportunities such as tennis/pickleball for locals are essential for their well-being. Stop trying to maximize profit over livability; Vail has already created enough issues around that..

4. The above development overlay demonstrates the physical footprint the existing tennis facility occupies on the site. Retaining this footprint would limit the ability to deliver a mix of housing forms, as well as other community uses and public open space. Given the space requirements, do you feel a dedicated tennis/pickleball facility with indoor courts, like what currently exists, should be a priority inclusion on the site?



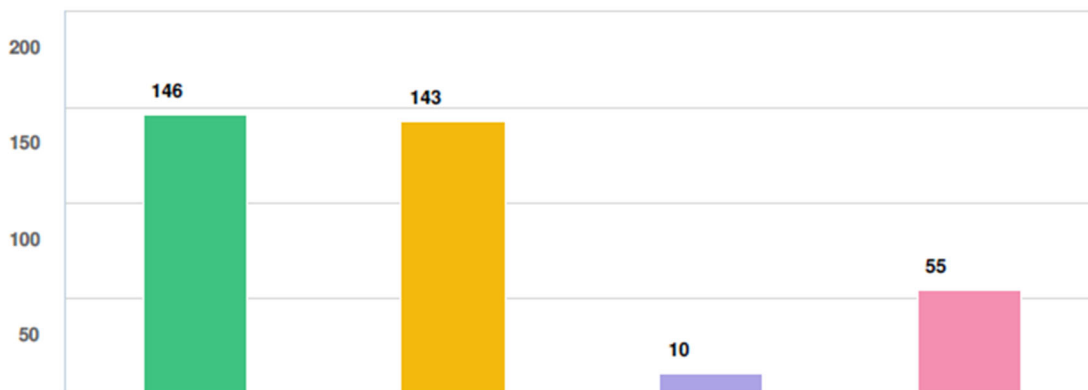
Question options

● Yes ● No ● Don't know

Optional question (352 response(s), 13 skipped)

Question type: Checkbox Question

5. Other community amenities could be included on site including employee housing, childcare, healthcare space, and community space. Should a dedicated tennis/pickleball facility be a priority for the resort community above other community needs?



Question options

● Yes ● No ● Don't know ● Other (please specify)

Optional question (354 response(s), 11 skipped)

Question type: Checkbox Question

Other suggestions:

- I don't see why we can't accommodate most if not all of the community needs. An updated racquets facility can be built over 3-5 stories instead of spreading out that would include a daycare and even office

space with parking under ground. I don't think this is all or nothing like this survey is making it out to be. A recreational facility that promotes social and community is what the space was zoned

for because it was and still is important to the community and people who live here.

- A dedicated tennis and pickleball facility is required, there is enough local participation to warrant such an amenity. As previously stated it does not need to be located on this site, which would leave space for the aforementioned needs. If another location can be found away from housing then it could provide a win/win for the community.
- A dedicated tennis/pickleball+ Facility should be a developer required amenity to be built on another site & completed before the existing facility is closed.
- A racket facility should be the foundation of a recreational lifestyle center, however childcare, healthcare, seniors care and limited staff housing should be integrated services and activities in the facility.
- A tennis facility should be a priority to be build , location doesn't matter as long as the obligation to do so is include in overall plan
- Alongside should be designed to incorporate
- Although commercial space for medical or daycare would be top priority, those daycare workers, and those medical staff have nowhere to live. It would be wonderful if it was a mixed use commercial and residential area dedicated to Frontline staff
- As the existing tennis & pickleball facilities are offering programmes for all ages including kids camps and senior pickleball, this kind of facility has the same importance to me as employee and residential housing.
- Both, all.
- Community & childcare space could be incorporated within a racquet facility as is currently being done.
- Employee housing ,seniors centre ,on this site
- Employee housing needs to be provided to service any commercial uses, including accommodation. Further the original

proposal has a significant amount of employee housing

- [REDACTED] NO
- I do see the loss of other recreation facilities to accommodate these needs
- I don't we can have both if we move the tennis/pickleball facility offsite.
- I think a size adjustment is needed of the current facility as the needs of the community have changed. The current use of the facility with diverse activities has shown what a variety of activities can be enjoyed there... but does it need all of that space?
- I think all of the above are equally important. This question is very poorly written and should be rewritten in a different way as to not pit one usage off against another.
- I think it could be a priority over healthcare space as we don't have the staff to fill said healthcare space. We definitely need more doctors in the community. So until we attract the doctors, health care space is not a priority. (Hmmm, maybe a world class rackets facility would attract doctors ;).) The current tennis/pickleball facility already provides childcare and community space.
- I think there can be both. Tennis and employee housing with some additional retail and office space. Keep it simple and keep the locals needs first.
- If the space used by the present tennis facility were to be replaced by other forms of community amenities, as mentioned above, I could accept such a change if the space were definitely dedicated to community facilities and not to tourist rental space! This could be acceptable If a similar facility were provided in a nearby location.
- it can be a priority with some flexibility and better use of existing space to accommodate other elements, like making some parts two-story, having community space adjacent to the courts... it does not need to be an either/ or decision, there just needs to be a bit more

creativity for how to accommodate all priorities (maybe less focus on world-class and building from scratch will help with the line of thinking)

- It doesn't have to be either or for community needs. All community needs should be prioritized above the developer's profit.
- It doesn't have to be either/ or. The WRC is a community asset that can exist along with some of these other assets. At the moment WRC has a childcare facility why can't several of these needs be combined? Employee housing above a racket faculty or health care Center?
- It should be retained as a priority, if not here then at another location.
- It should not be in priority but in conjunction with the above noted needs.
- Maybe a tennis facility isn't the best use of the land but I strongly feel that a tennis/pickle ball facility should be built somewhere. It is very important for a significant segment of our community.
- My answer is no. However, I have to point out how bias this question is worded!
- need to have both. The QPQ for Montebello was the tennis facility that the subsequent owner inherits. This site, and it's allocated BU's is tied to the racquet amenity.
- No, but the developer needs to fulfil their obligation from 1993 to provide a world class tennis/rackets facility. My preference would be to allow the developer to provide other useful amenities on the current tennis club site provided they build a new rackets club elsewhere in Whistler
- Not necessarily a priority above but equal with.
- Obviously employee housing, childcare and healthcare are crucial to our community but the WRC does provide a community space in many ways through sports, social connections and the Arts and should be included in the plans.
- Please see my answer on question 3. - we should completely dedicate the area on housing only.
- Poor working people cannot afford pay parking but local childcare should be where most of the children are which is NOT the Village. Happy to have Pickleball and Tennis elsewhere if the Muni guarantees it.
- Ridiculously loaded question. The second half of question biases any answer by pitting the tennis facility again what you call "community needs", as if to support the facility is to be uncaring of community needs. Why is it one or the other? Why not build a great tennis facility and also achieve the fulfillment of some community needs.?This type of question and survey is bad social science methodology. It fails as a legitimate survey. You'd flunk a social science research methods class.
- Some form of meeting/community congregation space would be good.
- The current facility should not be sacrificed either an onsite or off site replacement is mandatory.
- the facility is required, it would be better at another location but is needed somewhere
- The framing of this question is inappropriate and not helpful to this consultation process.
- The inclusion of healthcare space and community space is questionable as we do not have doctors for the medical space and we currently have 'empty' medical space available. As for community space it seems redundant - within blocks is the Upper Village and Village North which provide community space. It should be a concern that a retail community space be developed that will become a ghost town similar to what the Creekside development has struggled with for years.
- The priority for the community should be employee housing. It doesn't matter where the development site is. In my opinion, this is the most important priority that faces Whistler. However, developers

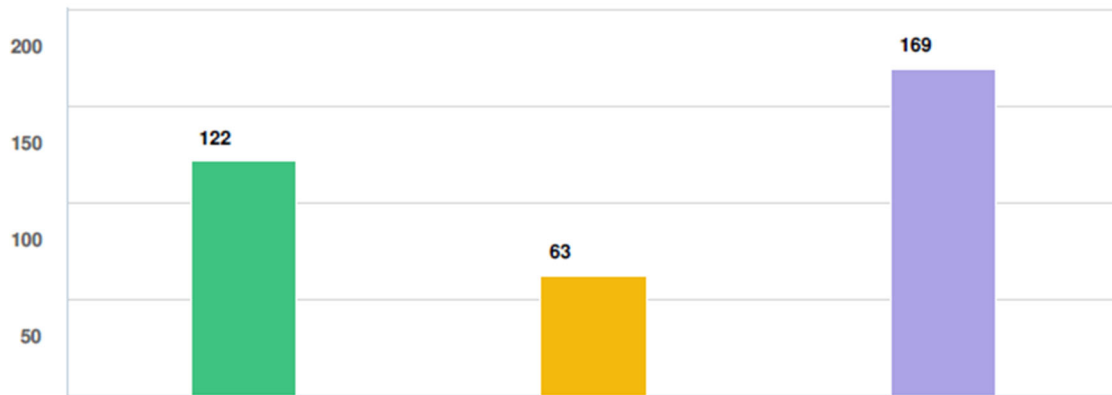
don't offer much in the way of this type of housing relative to market related housing. It is always disappointing to hear the horror stories of the living conditions of many Whistler employees. You can't fairly evaluate the tennis facility in the context of employee housing. However, muni should evaluate the tennis based on what was historically supposed to be provided for tennis, and the fact that a community of often over 50,000 people could have no indoor racquet facility.

- The racquet club is currently used by many community members, whereas these other community amenities have been located in other spaces that now sit empty due to high rents/cost of living. How would these community needs be treated differently by this development than the spaces they have already occupied?
- "The tennis facility would not be for the benefit of the resort community. How did the tennis facilities become a resort amenity? It is the community that needs more space for housing, childcare and sports facilities.
- "
- These are not mutually exclusive. A covered recreational racquet facility is a priority (and has been promised before). That does not mean other amenities in this list should be ignored.
- They should both be a priority as the courts are well used
- This is an unfair and loaded question.
- This is an unfair question. Be innovative. Do both. Surely the hopes to solve all of Whistler's problems don't rest on this one site.
- This is not a fair question to ask. Tennis facility was taken by development, tennis facility should be replaced, relocated or kept. If Whistler claims to be "World class" resort - it must have affordable indoor and outdoor tennis facility.
- This question is written in an insulting way without acknowledging multiple important community needs can be accommodated.
- we shouldn't have to choose
- Whistler needs to have a racquet sports facility. Be it either offsite or on this site. Those other uses, while legitimate, are not being threatened to be lost due to this development. The first objective should be to not eliminate the only indoor racquet sport facility in the municipality.
- Why is it tennis or employee housing why can't it be tennis and employee housing
- why not both?
- why take away our current amenities to swap for other amenities?? Why would you destroy a public amenity to provide a private citizen condo development rights? keep what we have and have them add amenities not swap. multi layer the other community amenities! Planning department get your butts over there to see what is important! have you NO idea why all other resorts in the world are building huge pickleball facilities.fastest growing sport in the world and they are making a killing on destination tourism because of it. it's suoer social and brings communities back to life.healthy for everyone keep young people out of the bars and playing sports instead. get with it planning department!
- Yes it should be a priority. Not every single development in Whistler has to include childcare, housing etc. It is important to remember that not everyone in the community benefits from more housing and more daycare. It is obviously a hot topic and to their credit, the RMOW has done an excellent job of providing both of these amenities throughout the corridor. There is, however, a vast majority of full-time residents and most visitors who do not benefit directly from more housing and more daycares or more commercial space. The majority of the "community" of Whistler is not made up of people needing more employee housing and daycare spaces. It is a critical piece of the community puzzle, but we can't let the tail wag the dog every time there is a new development.

- Yes unless a site off the development site is provided. Community space implies resident live on this site, that seems highly unlikely or will be such a minimal

percent that "community space" would be seriously under utilized

6. If new tennis facilities were required to meet community demand, do you think they are best located on this site, or in another location?



Question options

● This site ● Don't know ● Other (please specify)

Optional question (354 response(s), 11 skipped)
Question type: Checkbox Question

Other suggestions

- A dedicated tennis/pickleball facility would take up far too much area of this site, for an activity that serves a smaller segment of the community.
- A place that is central, but does not put the needs of the community above the wants.
- A smaller version can be kept on this site, like a smaller meadow park sports centre with 2-4 indoor tennis courts on the bottom level, gym above and staff housing above that.
- Again, in an employee housing CRISIS, tennis shouldn't even make the list. Medical care, daycare over tennis? Not even a question.
- alpine
- Although there is value in a covered-year round tennis facility I don't think this location is the best fit. Why not improve the existing tennis courts (Fairmont) and cover them? Alternatively why cant a

business be started somewhere for this use instead of this valued piece of "core village" space?

- Another acceptable site would be OK as long as it meets the needs of the Community in such a way as the current venue does.
- Another location
- Another location
- Another location
- Another location
- Another location - Spruce Grove for example. Do we need multiple baseball diamonds? Keep Meadow Park and transform Spruce Grove into tennis central (or vice versa).
- Another location is best
- Another location, like the Spruce Grove Park.
- Another location, not this site.
- Another location, possibly Spruce Grove?

- Another location. Convert the ball diamonds at Meadow park for example. There is lots of parking nearby.
- Another site
- another space that does not have the same accessibility to the village. Function or Cheakamus
- Anywhere at Whistler as long as it meets standard to host competitions. As long as Whistler does not stay without indoor facility during transition period
- Anywhere in town is appropriate as long as it is functional for locals to access (bus, bike, parking) as the tennis club does house Kiddy combo camp which is very important childcare
- anywhere outside of the village
- Anywhere works
- at a less touristy location, could be at Meadow Park, Cheakamus Crossing or Whistler Secondary School
- at Meadow Park where there's already parking, change facilities, etc.
- At the driving range near the Westin Resort. The driving range could become a simulator and become part of the club.
- Away from whistler village
- By meadow park or elsewhere
- Cheakamus or maybe spruce grove if space permits
- Cheakamus or Spruce Grove
- Cheakamus or spruce grove would be a better location
- Cheakamus, Spruce Grove
- Close to the Whistler Village, Ex. a Small portion of Whistler Golf Course and or other free areas in a close range in Whistler Village.
- Community is everywhere in Whistler, a facility can go somewhere else and if true community members wants tennis more than pickleball then tennis should be the priority.
- Could be anywhere
- Current location is good, but should be scaled down. A large part of current footprint is restaurant but does this need to be dedicated to only tennis club in future? Otherwise Spruce Grove could be

a good option - which is still reasonably close to core village and crucially north, not south, vis-a-vis southbound traffic issues - which should be mitigated. Spruce Grove already has good parking and on transit. However transit is only seasonal. Perhaps that could be revisited.

- Different site.
- "Does a tennis facility have to be right in the center of town that could be used for such better things? For the small section of community who use it? No.
- I think it could go at Waldorf? It could go in function on the left (seems to never be completed).
- Hard to say. "
- Don't think one is required at all. If the facility is built elsewhere and operates at a loss im afraid that my tax dollars will go up because it would be a public facility
- either would be acceptable if it were built at before the existing facility is removed
- Elsewhere
- family all racket sports facility should be located at Spruce Grove where there is ample parking and large unused space
- Function, Cheakamus, Wedgwood
- Get rid of the driving range in the village. Why do we need this space that is only used in the summer. It's a waste of good space.
- how about better using or programming existing tennis facilities that we seem to have in every neighbourhood that are rarely used!
- I believe that the tennis facility provides great value to the community for both local and guests to the resort. It would be nice to see it happen elsewhere.
- I believe that we need the tennis facility but I don't think it necessarily needs to be at existing site. I do believe that the developer should be held to their obligation to provide facility. I don't like the way question 5 is worded. Surely there's the ability to provide facility on site but with smaller footprint - but if not then elsewhere such as meadow park?

- I can't support that need when Whistler has such a multitude of outdoor activities available.....do we really need tennis facilities.
- I don't have a clear vision of an appropriate location
- I feel this a very good location for an indoor/outdoor sports facility. As it is central and accessible. A great location for tourists who don't have cars. This is difficult for me to answer as I don't know what other locations could be offered.
- I like the idea of reimagining Spruce Grove to include this facility!
- I realize its an election year, and the squeaky wheel get the grease but the when compare community needs to that of the tennis club I hope the decision is obvious. I wont vote for anyone who is in favor of using that land for a racquet club. I am having soccer field flashbacks.
- I support moving the multi use racquet centre off site if a suitable location can be found.
- I think a facility out at Spruce Grove or near Meadow Park is a win-win for the community.
- I think housing is more important in that area but definitely a racket facility should be built offsite
- I think that indoor tennis needs to be preserved on the current site with some limited outdoor courts (maybe scaled back to 2 courts). Outdoor courts are available elsewhere in the valley and therefore it is less critical for more than 2 of these to be on site.
- "I think the tennis/pickleball courts should be newly constructed in Spruce Grove NOT Cheakamus
- (too much commuting needed)"
- I think you'd have to "sweeten the pot" but I don't think a tennis court is a priority
- I understand the present facility needs to be upgraded, but I feel it could be rebuilt and redesigned with a smaller footprint to allow other important inclusions like child & healthcare opportunities. Also, it could be rebuilt with a covered outdoor space for community and special events.
- I would move the pickleball/tennis courts to Meadow Park. Perhaps remove the ball diamonds there and if necessary increase the diamonds at Spruce Grove if there is enough space
- If an equal or better facility can be built on another site that is still accessible then that may be worth looking at. But don't do a bait and switch - have an iron clad agreement re what will be delivered on the new site and ensure the new site is equally accessible - don't put it in the middle of nowhere that you can't get to without a car.
- if it could work with current site and the developer, than yes. if not off site, but close to town - spruce grove? meadow park? lot 4/5 with underground parking? lol
- If it was to be on another site, it would have to be to the north, as the traffic coming from Function is so bad with lineups, it would negate the desire to drive to the racquet facility.
- If relocating the amenity results in a CAC that can result in an off site move then this should be the direction of travel
- If there is proven community demand for a tennis facility, then a central location (e.g. Spruce Grove Park or other) would be preferred to minimize transportation. Cheakamus Crossing would likely have more space, but would entail lots of private vehicle trips for users.
- If these facilities were located somewhere not too far removed from the present location, (ie Spruce Grove , which has come up in recent discussion), and which is easily accessible by public transportation, that could be acceptable.
- If you guarantee it, anywhere close is great.
- In another location, perhaps Lost Lake/Nick North/Mons area
- in different location
- In or near Spruce Grove Park space.

- Indoor courts, etc. are required to meet community demand (see petition, etc.). Another location, Spruce Grove or anywhere nearby, would seem to satisfy everyone. However, this needs to be a priority and not pushed down the road and forgotten. The existing facility is regularly bringing more than 100 people to Whistler for weekend Pickleball tournaments. Just think what a world-class site could do for less busy times at Whistler.
- It depends how much you would curtail the existing facilities. Another location would be fine but if relocated it should be close for visitor use, developed before demolishing existing facilities as a priority so as not to disrupt existing services and then to planned as a world class indoor and outdoor facility that draws people to Whistler when ski season is over and used to draw visitors and support the local community. If relocated it should be made world class.
- It was the original agreed upon site but I do feel it could be moved to a different location. My concern is that the farther from the Whistler Core the harder it is to host visitors.
- Literally anywhere else
- Literally anywhere else
- Located on land that is unsuitable for residential development. Such land is in sever shortage in Whistler.
- Location of the tennis facility matters much less than the existence of it! I am in favour of another location if that is what is required to protect the current scale of the tennis facility (10 courts) but I am not in favour of repurposing Northlands if the WRC is eliminated and no alternate location is provided for tennis.
- Maybe around the existing rec centre?
- Maybe Wedgewoods
- Meadow Park
- Meadow park area where we were supposed to get another arena. Or spruce grove
- Meadow park or chekamus crossing
- Meadow Park or Spruce Grove
- Meadow park Sports Center
- Meadow park sports centre possibly or spruce grove empty lot/court.
- "Meadow Park
- Spruce Grove Park"
- Meadow park, function or cheakamus
- Meadow Park, or Spruce Grove
- Meadow Park, Spring Creek, etc.
- Meadow Park, Spruce Grove Park
- Meadow Park.
- Move elsewhere in our community
- Needs to be at a relatively central location, I.e. not in Chekamus
- Not needed in a prime area
- "Not on this site!! This site should be reserved for
- Community needs not a tennis facility "
- Not where prime housing can be developed that is walkable to the village
- Nowhere, there is already many outdoor courts that could have roofs built on them for winter use.
- Off site makes sense as currently it is a sizeable footprint on the Beedie site which by moving offsite could increase the CAC funds for hopefully multiple amenities.
- Offsite would be best if a suitable location can be found, otherwise the racket facilities should stay where they are.
- on one of the daylots...we have too much parking!
- Open to moving the tennis site elsewhere (Spruce Grove area?) if that makes the most economic sense. However, I am skeptical such a promise would be delivered upon.
- Other areas that doesnt have bed units
- other location
- Other location makes more sense given the value of the property to be developed but since the obligation to build a tennis facility originally came with the property make the developers commit to building that on a different site.
- Other location next to or within existing community park/community centre

location, ie MPSC, Spruce Grove Park, or down in Cheakamus Crossing.

- Other RMOW lands
- other sites such as Spruce Grove or lot 5 would be much better.
- Parking lots or areas near Blackcomb mountain
- Perhaps in Spruce Grove Park or Meadow Park. Perhaps make use of space in Cheakamus near the AVJ field - create a sports pavilion that multiple sports and users can share. Or at Meadow Park - get rid of the softball fields and create a new tennis facility there - keep the sports together in one area.
- pickle ball is enjoyed by many residents but is totally incompatible with housing and relaxation. It should never be near homes or parks and must not have amplified music.
- Present Parking Lot
- Present site to small
- Put money towards a new location
- Put them in a park
- Reinvest or re-envision in other pre-existing outdoor courts
- Same as above. I understand if you don't think that this is the best place for a tennis club but please understand that we need to have one somewhere. It's important to a lot of us. It's our community.
- Someone less prime real estate as it services such a tiny part of the community
- Somewhere else. Not a priority to the general community.
- Somewhere where parking and congestion will not be increased at the core village/north village
- Sproule grove or Cheakamus
- Spruce Grove
- Spruce Grove
- Spruce Grove
- spruce grove
- Spruce grove
- Spruce Grove
- Spruce grove adjacent ball diamonds would be good and find Waldorf School (another community asset) a viable new

site. Maybe cojoin Waldorf and Conseil Scolaire Francophone on one site somewhere.

- Spruce Grove is meant to be a recreation area for the community, not for educational purposes. It is a good location and has parking
- spruce grove or day lot
- Spruce Grove or Lot 5 or Cheakamus. However please consider a smaller tennis/pickleball/social facility on the same site recognizing that question 4 encompasses considerable space that is not currently used by the WRC.
- Spruce grove or meadow park would be more suitable.
- Spruce Grove or on this site with housing above.
- Spruce Grove Park
- Spruce Grove Park
- Spruce Grove Park next to the baseball fields
- Spruce Grove, Lot 5, Myrtle Phillip lower fields, Meadow Park; anywhere you can squeeze it in that is on public transit.
- Spruce Grove, Meadow Park re/re, Cheakamus Crossing or just get rid of it. No one needs a tennis facility.
- Spruce Grove, Meadow Park, As part of Middle School creation perhaps? There was talk of that coming with community amenities that could be used by the school and others. Though I would assume tennis and pickleball may not be the right fit for the school? But maybe a scaled down version with more emphasis on recreation than specifically tennis. Driving range run by TW (though that is also a lucrative site for housing and other community needs). Cheakamus.
- Spruce Grove.
- Spruce Grove. Unless it's the beer league softball night most of the diamonds do not get used to there full potential.
- Spruce Park would be fine for a new "WRC".
- Tennis facilities are not necessary. Staff housing IS necessary.

- Tennis facility doesn't need to be in such close proximity to the village, can play tennis anywhere...
- Tennis should not be prioritized on this site. The current tennis centre is not well utilized most of the year.
- Tennis would be better positioned off site, within a neighborhood or with other sports facilities to not further tax parking and traffic in the village
- Tennis/pickleball doesn't need a central location, but they are important. Ideally, they would be located on the north side of the central area, so as not to unnecessarily increase traffic flow in the south. Spruce Grove would seem to be an ideal location; Meadow Park a second possibility.
- Tennis/pickleball must be included in the community plan. If removed from this location the RMOW and the developer should identify the new location, and the developer should be required to pay for the new facility. It should be larger than the existin facility as the current one is inadequate to satisfy current usage, and the pickleball sport is growing rapidly.
- The community needs an indoor Raquet facility- the location is less important. Meadow Park sports area is heavily used and not located in the village - could it be joined to meadow park??
- The developer should provide this amenity in a Whistler park away from residential housing such as Spruce Grove or meadow Park or even Creekside.
- The location is not that important, but meeting the needs of the community is.
- The tennis facilities are a "nice to have" but right now we need to prioritize housing for both seasonal and long term employees. I have no idea where the facility should go and would rather see no facility than using this valuable land for it at Northlands.
- The tennis operator , has been difficult to deal with , as a community member, (noise etc) should be encouraged to move the facility to Meadow Park , or near the

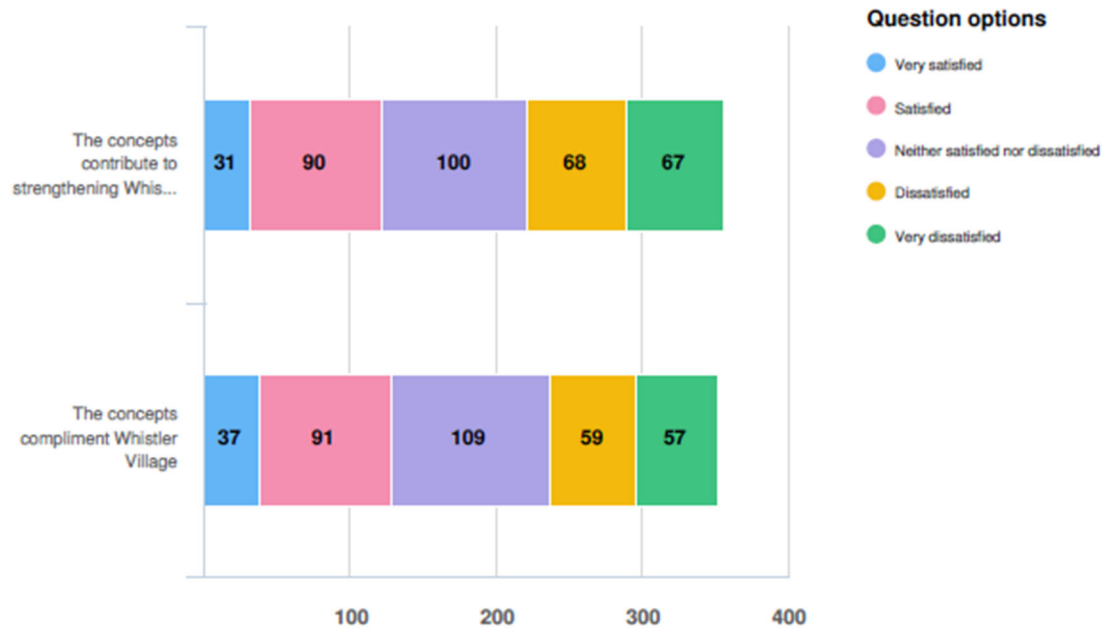
Campground area to create another Hub in Whistler

- There are other areas near the village that could be developed, like Spruce Grove park. There is a second parking lot that with basketball hoops that is rarely used that could be developed.
- there are unused tennis courts rotting all over town, we don't need more tennis for the privileged group making loud noises.
- There is so much good that could come from this site if the space is used correctly - PLEASE move the tennis facility somewhere else!
- They should go underground where they wont take valuable space or create noise issues
- This is a decision for council BUT it definitely should be on the site or appropriately relocated on MUNI land for all residents and guests to access.
- This or any other Whistler location for this world class tennis facility should be a must in these designs and build prior to the demolition of the current facility.
- This question can not be answered without further analysis. Onsite is preferred, but a larger facility in a central location like Spruce Grove could be considered.
- This site is central and therefore ideal. If another site, such as the bus garage or where the Waldorf school is that may be acceptable.
- This site or another central site such as Spruce Grove. Cheakamus is not ideal.
- This site or Spruce Grove Park.
- Wedgewoods or Cheakamus both have land to expand for a community need, or what about behind Meadow Park. I see the Spruce Grove diamonds being used a lot, but not as much at Meadow Park.
- WedgeWoods Whistler. The people who think a tennis facility is a priority are the people who already have secure housing, daycare, and can afford the luxury of considering a tennis facility a priority.
- Where is there space for a tennis facility and who would pay for it?

- Whistler has lots of community tennis courts. Perhaps this can be better advertised.
- Why not use School yards? They hardly are used during the summer months. .

Guiding Principle #2: Strengthen Sense of Place and Social Connection

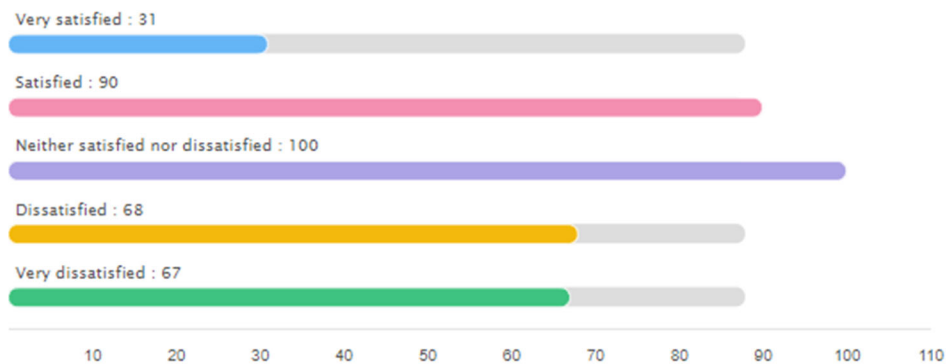
7. Please rate your satisfaction with the following statements:



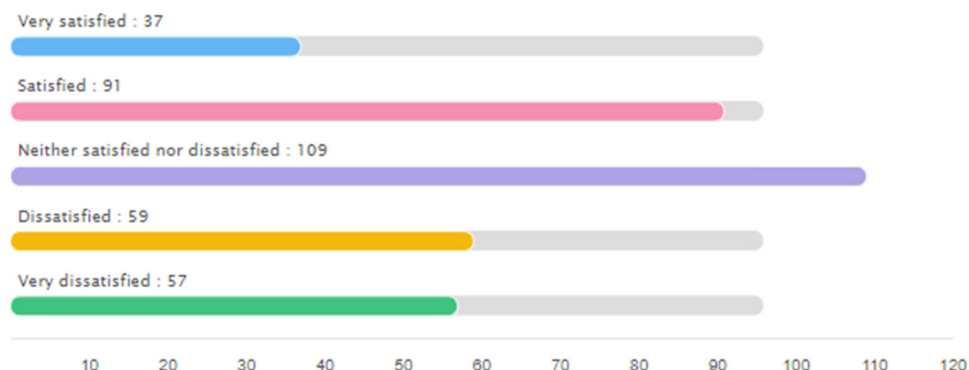
Optional question (357 response(s), 8 skipped)

Question type: Likert Question

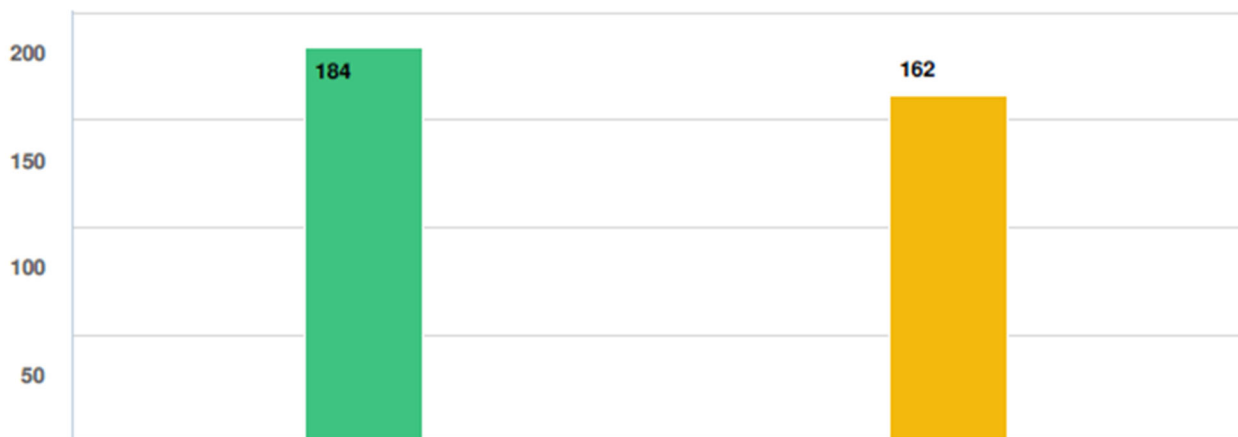
The concepts contribute to strengthening Whistler's sense of place and social connections



The concepts compliment Whistler Village



8. Do you feel the mix of building forms and sizes is appropriate for the site, given the desire for community spaces and uses on site?



Question options

● No ● Yes

Optional question (345 response(s), 20 skipped)
Question type: Checkbox Question

If no, why not?

- 11 - 13 story buildings in whister, dont we have height restrictions? didnt we have a bed cap? what happened to using our existing buildings better. Also, question 10 is weighted, I would say midrise buildings AND open space
- 11 and 8 stories are too tall for the site. More employee housing or seniors housing is needed - at least 200 beds.
- 11 stories is just a wee bit too high. I get that it is essentially like building along a rapid transit line and your going to get buildings, but we all want (need) to see the snow line as we drive go to the hill in the morning, right?
- 11 stories? Please no! Not a village concept. The existing tall hotels tend to be at the base of the hill where the height blends with the landscape better
- 11 story building is very large, and if there is any sort of visitors here there will be

way too many people. This should only be for working and living in Whistler

- 11 story building is way too big unless you are planning on putting employees in it. Don't we have enough hotel spaces???
- 13 stories is too high and does not contribute to the sense of place that is Whistler.
- Add more housing with a greater focus on affordability. Do not allow nightly rentals or airBNB, etc. We do not need more community space. Many existing community spaces are under utilized and should be more effectively promoted through public awareness
- An 11 story hotel does not reflect the tone of Whistler. It is not clear to me where the desire for community spaces and uses has derived from. The green space is limited relative to all the office, retail and 'community space.
- An 11 story building is out of context with virtually all the structures in the area. The answer to question 10 should be midrise with more open space.
- Another biased question that presupposes there is some kind of unanimity "and desire for community spaces on site." Where is your evidence for this statement? And again the question to follow assumes people want any of these kinds of development.
- Apartment blocks too high and dense
- Appear to be much more dense than the rest of W. It looks like West End Vanc. If trying to get employee housing, it can be located further away on bus routes, for visitor accom., quite frankly, this is too far - I'd never rent a place here for skiing
- As stated above, I believe a redesigned WRC, with a smaller environmental footprint, could meet many of these needs
- Because the plan eliminates the existing racket center. We have ponds and we can reflect elsewhere.
- Because you haven't incorporated the tennis centre.

- Because the design does not include a Tennis facility!!
- both concepts should match more closely with the original Whistler Village design (a modern take on it) The Boulevard looks too modern. Not a village feel.
- Both plans look very congested, contrived and urban to me. I really don't think that staff housing is appropriate on such prime real estate.
- Building height is too high
- Buildings are too high.
- Buildings should be no higher than 3 stories tall to maintain our small town feel and keep site lines through the valley open.
- buildings too tall.
- community needs a tennis facility
- Density too high
- Density is too large for the area, design looks more city than resort and appears more like a private property.
- Difficult to tell from the rendering but it appears the multistory buildings look disproportionate to the rest of the existing village.
- Enough growth. More emphasis on resident and tax payer amenities. Please don't kill the goose that lays the golden egg. Community first.
- Greater emphasis is required on maintaining the existing tennis/recreational facility. It's important to our resort community and international reputation is paramount.
- Healthcare facilities? No physician or NP can afford to have a practice here. This space should not be commercialized further.
- High building, no swimming pool, and lots of staff housing in a prime location
- High rise don't fit with the feel of that space
- hotel is too big
- I am not in favour of high rises
- High rise buildings are not appropriate for the intended area
- High rise building over 3 stories is totally inappropriate in this location and are not

compatible with the existing zoning. Both Symphony and Montebello are single family use townhouse style complexes that allow for nightly rental.

- I disagree with the distribution of density, a middle ground between townhouses and high rises should be utilized emulating the buildings in the village core with commercial/community spaces on the ground floor and dwelling units above.
- I don't think we need 11 story buildings in Whistler even if they are on the Hwy aspect
- I don't want to see apartment buildings in village
- I do not like the high rise building at all. It makes Whistler look like a city rather than a quaint village.
- I do not see the need for further development of Whistler, this is merely profit driven. The place is over crowded, excess traffic, that is not being addressed and a dismal lack of employee housing
- I don't think buildings as high as 9 stories suits a residential area which should be occupied by local residents. It will create a feeling of a downtown location
- I don't think we need more short term/tourist beds and I hate the idea of an 11 story building in our town. You are trying to take an urban planning model and implement it in a mtn town.
- I don't think we should have 11 story buildings built on any site. Perhaps up to 4 stories buildings. How about none of the above for question 10?
- I feel it's overkill for what Whistler really needs and that we don't need another Village Hub - let's support the one we have.
- I feel the buildings are too large & worry about overdevelopment - more green space would be nice
- I feel that an 11 storey building is a bit too large, perhaps maximum 8. The other building mix seems great.
- I feel that we need to address where the Racquet Centre is going to be located, only then will the Whistler community be able

to be fully engaged in this new community. Until then I cannot support this development in any way.

- I like the mix. It would be nice to not have buildings that are more than 4 or 5 stories
- I think Olympic plaza is already under utilized and this big area for people to maybe lounge in won't be utilized.
- I think you have spent too much time trying to be politically correct instead of doing what is right and keeping the racket as promised
- I think you need to add high *affordable* density staff housing (a mix of studios, 1 bdr, and 2 bdr suites) until the housing crisis has been solved.
- I think the density the developer is seeking near the highway is great use of the site and provides more opportunity to maximise the community benefit in other parts of the site.
- It appears the design proposes a "mini" village - a duplication of Olympic Plaza. What role does the applicant see these lands play in the bigger context of Whistler. Over the years the indoor recreation has become a key activity hub for the resort/town
- It creates a denser population which the village and utilities would have trouble dealing with.
- It does not fit the Whistler "feel"
- it doesn't need to be art should be more function
- It doesn't include the existing recreational facility, Whistler racket club
- It may look out of place to have varying sizes of buildings and may be too imposing.
- Just leave it as is! You people are relentless in developing every square inch.
- Keep tennis and pickle ball at this site
- keep tennis facility
- Looks like more of the same
- More housing and commercial use should not come at the expense of losing a vital existing community hub.

- more natural spaces, more place for bears and nature to thrive. tall buildings will help with the footprint, and can be built with some sheltered outdoor space like the Audain, and with as little disturbance to the big trees as possible
- More townhouses are needed for long term locals
- multi story buildings in excess of 3 stories would be completely inappropriate
- My only complaint is the height. I think 13 storeys feels too much like a high rise. Max 8-10 feels more appropriate to align with Whistler.
- My vision is for a recreation lifestyle centre as the amenity, with racket sports, daycare, healthcare, seniors care and limited supporting staff housing integrated into the design.
- need more community recreational services and low rise
- Need way more employee housing
- Needs to include a racket facility.
- Neither site includes a tennis facility.
- No consideration given to the replacement / continuation of tennis, pickle ball and existing WRC facilities.
- No inclusion of an indoor racket facility. Without mass public transit from Vancouver the climate footprint is not sustainable
- No High rises on this site - it's close to sensitive habitats and should mirror adjacent developments not stand out in the skyline.
- no more large hotels needed or homes zoned for nightly rentals due to lack of staff to accommodate this new demand
- no more than 4 floors, pictures appear to indicate over 6
- No recreation with racquet focus. Nightly rentals ruin the vibe of the village.
- No tennis facility
- No, this is shortsighted. Build the largest, tallest, densest development and contribute to solving our employee housing crisis. Those that argue it will result in too many market units are missing the point.
- Not enough employee housing
- Not enough employee housing
- on the highway side buildings could be raised to fit employee and senior housing, free up land space for other amenities. we have lots of parks already for concerts and group gatherings-don't need more on this site. have wasted waterfall areas already!
- Over building on this beautiful, natural site. Keep it low & natural please.
- Perhaps. Employee housing takes priority combined with recreational for all community members.
- Proposed buildings are too high
- Put a proper tennis facility here
- Repeating myself but if space needs to found to meet community needs it should come at the expense of more commercial space, visitor space and private residences not intended for employees.
- See the development as disruptive to recreation (eliminating 2000 potential users of tennis facility)
- Should include large scale rec facility
- Should stay as tennis facility
- Site to small
- Some buildings are too high. Too many floors.
- some of the building are too tall and we don't need any more office space or a medical centre when there's plenty of empty space in the current village location
- suggest to rethink the community space to smaller spaces for smaller events. No need to recreate a space similar to the Olympic Plaza
- Tall buildings should not be contemplated in Whistler. That will lead to more pollution. Lots of garbage produced and after treated for landfills management, waste water that will lead to expand capacity for the water treatment plant and so on..... plant,
- Tennis facility was not included
- The additional resort amenities will make all capacity issues even worse than they are.

- The 11 storey building is too big.
- The building "forms" ignore the clearly expressed priority of community members to maintain a hub of connection through a widely utilised physical activity.
- The design does not include a tennis/pickle ball facility
- The green space and artificial water course a more of an enhancement for the development than a community amenity.
- The loss of the racquet sports facility would result in a very dissatisfied citizen
- The night of the taller apartment buildings are an eye sore, also will promote dense living situations or promote more air bnb tourists which are not a family/local friendly environment
- The proposal takes away an existing amenity which does not exist anywhere else in the community. The plan needs to integrate a racquet facility into the plan which ideally would offer food and beverage and social amenities.
- The racket club has been removed with no other location proposed.
- The racket club provides mental health for our community. We already have green spaces and all of the other proposed usages for this space. Nothing in your plans will replace the benefits of the community that the WRC provides to thousands of people.
- The removal of an existing tennis/sports facility wastes a great potential to keep the WRC where it is and upgrade it for far less money than building a new facility in a less central location. The WRC is an extremely important part of Whistler.
- The tennis club is totally absent from the plan
- There is no amenity/recreation. We have enough open space in Olympic Plaza. The added no of people from this site would overwhelm the current village. The number of people on the village strolls is already over capacity deterring enjoyment of the village.
- There is no mention of accomodating the community amenity that is currently on site
- There is no racket sports facility in the design, to which there in an overwhelming need.
- There is no rackets facility. There is no facility for people to gather for social activities.
- There is no Tennis Facility
- There is no tennis/Pickleball facility included
- There needs to be a tennis facility
- There should be a tennis facility in line with the existing facilities
- There should be more community space
- These plans are just "more of the same"
- They don't take in the need for the large scale sport facility
- They do not include the existing tennis complex, that was included in the original requirements of the development.
- Those buildings are way too large for Whistler Village.
- too big
- Too dense
- Too many buildings, that will be empty during shoulder season! Employee housing is far more important with the mix of Racket and child care centre
- Too many residences and no tennis/pickleball facility.
- Too much green space and pavilions that aren't needed
- Too much emphasis on market prices housing
- Too much market housing , though I have no issue with density. Building up in terms of stories is what we need to do in all parts . Build up not out.
- too tall
- Too tall
- too tall
- Too tall, to dense.
- too vague at this point without better defining the proposed amenities. Any reaoning without a tennis facility is a non-starter. Without context of unit sizes, and

mix of market to non-market, it is impossible to gauge the density and massing vs amenity sp

- Towers are too tall
- Unless there is a facility such as what exists there now I'm dissatisfied. Why not rethink this and if you are going to destroy the only centralized recreation facility in the village put the existing amenities on the rooftops or below ground.
- We are losing a valuable community asset the Whistler, racket facility
- We do not need 13 story buildings in Whistler. This is not Vancouver... It will look nothing like the original Whistler design and development concept...
- We don't need "green space". Our town is in the middle of the best green space.
- We don't need any more buildings
- We don't need more of the same residential and hotel development we already have. This is a unique opportunity to provide proper dorm accommodation eliminating the need for more cars on the road - reducing cars on the road is a stated priority for council.
- We don't need more LARGE open outdoor spaces & that should not be a priority here - Olympic Plaza is very close, wide open & underused! Not to mention all the

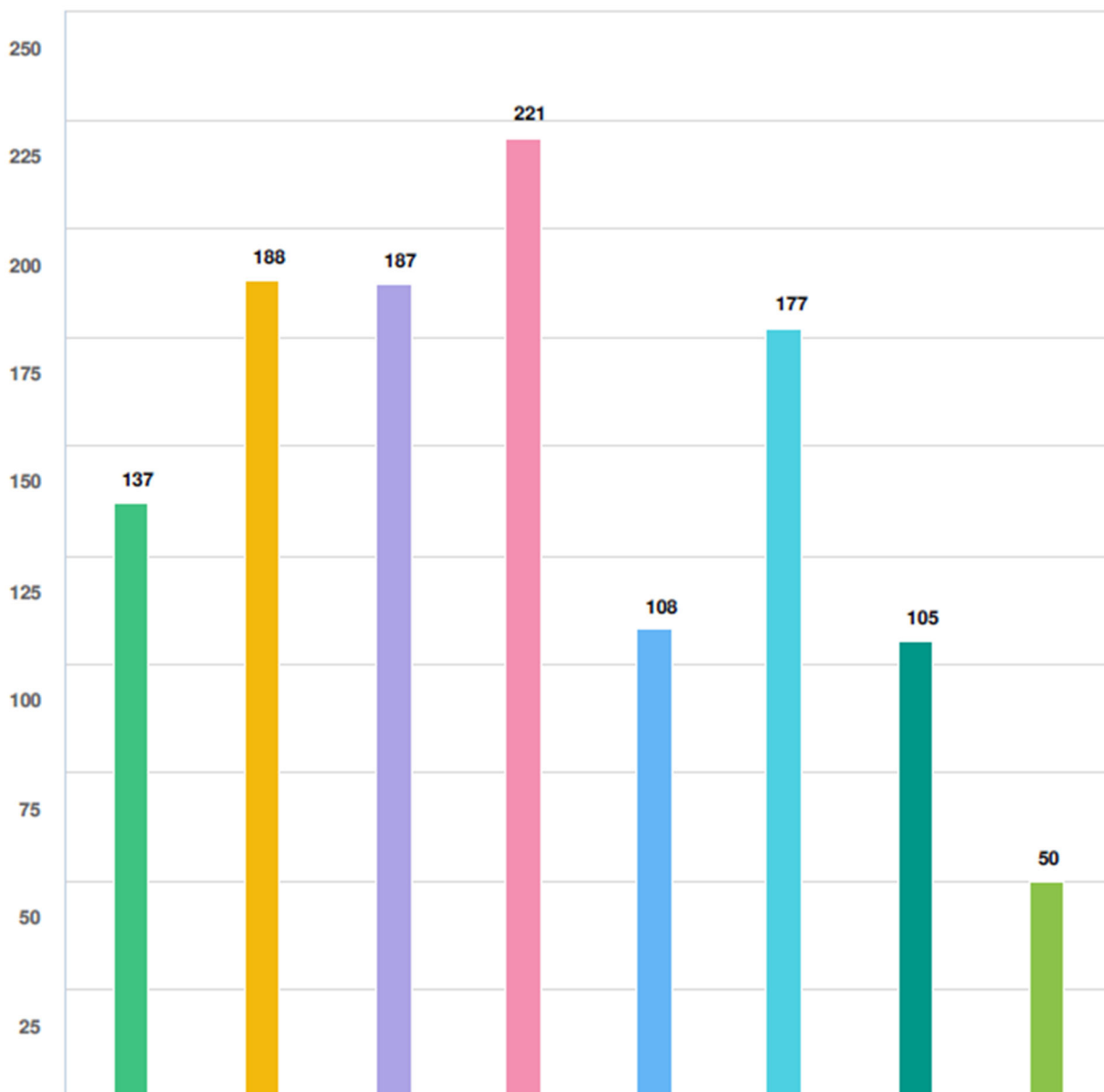
other wonderful parks & open spaces in the valley.

- we don't need the extra areas just doctor office with doctor housing and affordable high density rental housing and 6 indoor tennis courts somewhere
- We don't need town houses. They are too expensive for the work force we need.
- We need employee housing, not this kind of development.
- We should preserve tennis. Whistler is about an active lifestyle and athletics.
- Where is the recreation facility/racket sports centre that the local community has clearly shown a need of?
- Whistler does not need more park. We have an abundance of green space! We need a good community hub for sports and meeting
- Whistler needs a large tennis facility
- Whistler council committed to a world class tennis facility, not more retail stores
- Why community spaces? we have lots of community parks. our resort should cater to the paying visitors
- You are removing a sporting facility without relocating it first.
- You are allowing for the elimination of a very popular community amenity. We need a tennis facility in whistler !

9. What building forms and sizes should be prioritized? Rank in order with 1 being the most important

OPTIONS	AVG. RANK
A mix of forms including some taller buildings that allows for more open space and community uses	1.58
Midrise buildings with reduced open space	1.79
Low-rise development with a greater building footprint and limited accessible and public open space	2.53

10. Thinking about sense of place and social connectedness, what do you like about the 'Village Green' development concept? Check all that apply.



Question options

- Other (please specify)
 ● Public square with space for community events and commercial and retail uses
- Mixed-use 'hub' building with space for indoor community activities such as daycare, culture, recreation, and education
- 'Discoverable' spaces with public art displays, seating areas, and childrens' play areas
 ● Trail loops connecting to Valley Trail
- Vehicle traffic separated from cyclist and pedestrian traffic
 ● Vehicles kept to the edge of the site
- Generous central open space for unstructured activity

Optional question (324 response(s), 41 skipped)

Question type: Checkbox Question

Other suggestions:

- affordable rental for small groups like sports teams, SAR training, writers, community gardens, dog off-leash parks"
- This development will only compound the capacity issues created by the unconstrained growth already in place.
- A racket center
- A racket club that provides for all of the above
- A third concept should have been presented that showed the site with a multi use racquet centre. The earlier image that showed the WRC's current footprint did not include the 3 courts on the southwest corner. They a part of the facility.
- Allowing residents, and visitors, access to what they've always had at Whistler. I.e., tennis, pickle ball for when they want to stay active but can't, or don't want to, be on the mountain.
- Bike valet
- Buffering of shorter buildings next to existing homes. No building on the wetlands across the road.
- function, less open space we already have a huge village for that
- Healthcare
- I am not a planner, no comment
- I cannot support this community until the Whistler Tennis Centre has been taken into consideration.
- I do not think you need to "create" social connectedness as it is already there with the existing racket facility
- I don't like it
- I don't like any of it as there is no mention of racket sports.
- I feel the tennis facility could be designed to have and include "discoverable" spaces, a restaurant, daycare space and many other thing mentioned within it. We don't need another Olympic plaza, we don't need another MY place, we don't need more of the same retail that is the whole of the village already. We have open space surrounding the village and up the whole mountain. Utilizes this space to the maximum to get what we need now and for the future, don't let the developers waist it on more of the same.
- If this was an urban development in a city, then the emphasis on creating open green space would make sense. However, we already live in an outdoor playground and the land is too valuable to focus on preserving or creating more open spaces. We have the Olympic Plaza nearby which provides an incredible centrally located open space for Whistler's needs. What we really need are year-round facilities that the community actually wants and needs, with active programs and sports that can be enjoyed by everyone from children to seniors, multi-generations mixing and gathering together 365 days a year. Open space is only of limited value for less than half the year. A well-designed multi-racket facility similar to what is already there could actually incorporate the "open and green spaces" as part of the indoor/outdoor design.
- Indoor racket facility
- keep all traffic underground. the space is too precious for vehicles!
- Keep some areas wild.- there should be food production (ummm Whistler has none, those ""community gardens"" or not for the community but a short list of private residents to use the gardens- we need food production and these attracts tourists too for the educational component.- All these buildings should have green roofs otherwise what the heck is Whistler considering for the future? Standard roofing, that's not good and is ugly and provides no insect ir pollinator habitat. Think of appeal of these buildings - think about 2030, 2040, the future!
- natural areas
- no big carpark!
- no highrises. Tennis please

- None of it. Flip the whole development to prioritize employee housing. 42 employee bed units is an embarrassment.
- None!
- None. Keep the centre as it is and add to what is there with development on open derelict courts
- Not enough employee housing
- Nothing appeals to me.
- Public square with space for community events - minimize commercial and retail uses.
- Put a proper tennis facility here as originally planned
- Recreation facility. Less population density.
- Recreation with tennis and pickleball facilities
- Sense of social place and community connectiveness is now being fulfilled and experienced at the present site with the presence of the Whistler Racket Club
- Squash tennis and pickle ball facility
- Staff housing
- Tennis
- Tennis facility
- Tennis/PB facility as it is run now, housing and parking. We will need parking for more home owners, visitors, people accessing the recreation facility.
- Tennis/Pickleball indoor facility
- The current racket club provides for a sense of place and social connectedness.
- The tennis facility is needed to allow local residents to socialize
- these choices are way too misleading. village green development concept prioritizes an exclusive 'amenity / wellness centre' strata development that will NOT be accessible by the community. This should not be allowed to proceed as exclusive.
- Underground public parking to allow the rest of the community to use area.
- water feature
- We already have an open space like this in the village across the street
- We already have an outdoor public space. We don't need additional spaces. Day care and offices can be included in a recreational facility.
- We have public spaces in the village - Olympic plaza, Village and mountain squares, Use this for healthy life style activities such as tennis...We don't need commercial, restaurant spaces - we are past capacity and village building should be kept to a minimum.
- Why is there no tennis? We need tennis.
- Wise to put the racket facility amenity on another site.
- Without a plan for a serious tennis facility all these questions are superfluous. The utter bias in this survey reveals the Muni's bias for the project. It is so biased that it wholly undermines this consultation process.

11. What other features of the 'Village Green' development concept do you like?

- A green theme
- A healthcare facility
- Alcohol served in public spaces
- All of it. It's brilliant.
- Any opportunity to deplatform cars is a good one.
- Apartment buildings, finally
- Appears to have smaller townhome type buildings and lower storey apartments.
- Attempting to make it more open to all and not just residents.
- Central to the site.
- Childcare
- connections to cycling.
- Consider a tennis facility somewhere else in the overall plan
- Daycare and indoor activity facility
- density, we need to leverage land we have to create housing that is needed.
- Do not need that area in this site! as previously expressed. already covered in this town. keep it to a minimum.
- Employee housing

- Employee housing and community amenities
- Employee housing, Optimizing tree retention
- Employee Housing. The word "green" appeals to me but is the building construction using green concepts, recycled materials?
- Everything. It's great. Maybe get rid of the pond in the middle.
- Flexibility of the central spaces for a variety of community uses.
- focus is on being able to connect with people , seems like you can easily get from one point to another - feels like a campus... (not sure if that's good)
- Frustrated with this questioning. This is blindsiding most of the community
- Good first try but... shooting in the completely wrong direction.
- green area
- Green is good, but Whistler is all green. So much green space. Put tennis back into he plans.
- Green space
- green space
- Green space on apartment roofs. More like that would be amazing. Think Scandina ve spa roofs
- green spaces
- Greenery, family friendly spaces
- Higher buildings to accommodate more uses of the land and or facilities.
- hub of connection for recreation activities
- I am not sure there is the mix of uses and critical mass to provided the desired activity.
- I don't like any plan that doesn't include tennis
- I like how much open space there is. I can already picture taking the dogs for a walk through this area and grabbing a coffee at some small shop
- I like the bicycle parking facility that is proposed, but I feel it should be more visible (I think it is hidden under the knoll)
- I like the common spaces/ pedestrian or bike focus but I also feel that there are lots of communal spaces already In the

Village so it does have to be a huge focus of this site. s

- I like the concept in general
- I like the focus on outdoor features
- I like the idea that this property is finagling be developed.
- I like the mix of low rise and high rise buildings
- I like the taller buildings allowing for more community and multipurpose space.
- I really don't have a strong opinion on the proposed development. All I care about is the protection of the racket facility.
- I really enjoy The Valley trail connection and potential commercial rentals
- I would like to see a large multi-use racket club and fewer townhouses and condos.
- Id like to keep the tennis club.
- Idea to include resident and employee housing which is so needed.
- I'm sure it'll look nice. All I care about is seeing employee / residential housing health care facilities and child care facilities.
- Indifferent, do not like existing facilities to be taken away
- Indoor and outdoor pickleball and tennis courts
- It seems like a relatively close intimate space, there are a number of public spaces in Whistler that are much bigger and for many occasions too big.
- its density
- Its difficult to comment on likes and dislikes when the decision on a tennis/pickleball location has not been decided. Once that decision is made then more constructive comment can be given to the design and functionality of this area.
- Keeping the cars out of the centre of it.
- large natural open area, preservation of wetland
- Large plaza space and area of active open rec
- Larger green space. The tallest buildings are bordering the highway to help with traffic noise
- less roadways, less snow dumping

- less vehicle traffic
- Lots of housing available, really like the cars to the outside idea, allowing for plenty of public use in the plaza and park area.
- Love the layout, spread out nicely
- Low rise houses (3 storeys max) ,opens space and recreational facilities.
- Low vehicle traffic
- lowest taxes. more trees. miss the forest at the bus/taxi loop.
- Mix of building heights.
- Mix of private residential and welcoming visitor neighbour space
- Mix of townhouse & apartment. Variety in the building height is good (just not too high.)
- Mixed building size concept
- mixed-use of space
- More housing, open green space
- More park and open space
- natural areas
- No cars. Vehicle traffic is a problem in Whistler, we should be discouraging driving.
- Nothing
- no road through the center leaving space for more green area
- None
- None
- None
- None
- none
- None!
- None, no recreation and too dense.
- Not a lot really. We have our Eldon Beck village already. Time to integrate vehicular traffic in the Northlands zone.
- Not many. How are people supposed to assess this like this project if they don't see a tennis facility? Until I see a serious tennis facility in a revised plan, I reject the whole plan and the ideas within it.
- not much
- Not much
- Open space
- Open space

- Open space and opportunity for community space tie this additional (much needed) housing in with the existing village
- Open spaces
- Openness
- Opportunities for neighbours to interact with each other and walk dogs etc
- Organic feel
- Outdoor Community place for arts and performance
- Overall very much in support of this concept
- People are a priority over roads
- Places to grow food.
- Retaining a forest barrier to highway
- Roads not in the middle
- Should just be locals residential and racket facility
- Since it's completely speculative, it seems irrelevant.
- space and flow
- Squash tennis and pickle ball facility
- Staff housing
- Tennis and pickleball facility
- Tennis Facility
- That it doesn't have a tennis court
- That someone is at least thinking about additional housing for residents and staff housing.
- The "granville island" style stroll is cool, differentiating it from the rest of Whistler's "Strolls" (upper village, main village and creekside)
- The complimentary uses to neighbours
- The element of bringing local artists together, a place for community
- The fact that traffic is not thoroughfare should deter people from just driving in and around.
- The idea of a mixed use INDOOR building most of our spaces including kids parks cannot be used half the year. It's a waste of space. Make it covered
- The knoll is a nice use of topography on site.
- The landscape berm is unique

- The light on the property, and general well being of the concept.
- The Mix of use for employee and residential housing and facilities for them to meet in public
- The open spaces have a nice feel to them.
- The open spaces.
- The opportunity for new housing. A bonus that it's close to the village.
- the pond and stream. open spaces
- The priority should be employee housing and the developer should be "squeezed" to the absolute maximum to provide employee housing. Whistler has become too busy, and adding more density for non residents will continue to add to the problem.
- The renderings show that we can absolutely design something that fits Whistler but is much larger/taller than currently proposed.
- The West building is built upwards maximising the use of the land.
- This is over developed - lack of activity space - what will these people do....walk the over capacity village stroll? We need to retain all our activities - keep people active and engage in a healthy lifestyle.
- This development will only compound the capacity issues created by the unconstrained growth already in place.

- townhouses. We need more family style housing in whistler
- Underground parking
- Underground parking and no through vehicle traffic
- underground parking,
- variety of buildings, encircled green space
- Variety of play areas
- Vehicle traffic separated from cyclist and pedestrian traffic
- Very little
- Very little to like. The trail loops are nice and the vehicles on the outer. Nothing innovative here.
- Village Green "feels" more Whistler when compared to the concept drawing of The Boulevard. Also love the hidden bike storage under the grassy hill.
- Visually more attractive
- water
- water feature. Openness.
- water features
- We all would really love to be able to play tennis year round. It is a growing sport in Canada.
- You can clearly see the Green Party (never wins seats) influence on this all
- Your survey is very biased/leading in terms of questions. I do not like this concept.

12. What other features of the 'Village Green' development concept do you not like?

- "Connectedness" is not a proper word, let alone concept.
- 2 million dollar bathrooms and cutting of tree in the village
- A potential sense of overcrowding.
- Absence of tennis facilities
- Absence of tennis facility
- absence of the tennis facility? buildings are not facing south, for maximized solar gain.
- All
- All of it. Regardless of how pretty you've made it look, it is still short sighted in terms of real community needs.
- Already have enough 'hubs' and public squares in Whistler. Why do it again
- already mentioned
- An eleven storey building would be very out of character. The only building in the area that comes close to that is the Carleton Lodge, which has been described as a "blight" by some.
- Any commercial activity that is not recreation based...13 story building is too high....can we handle this with our firefighting capacity as is?

- Anything encouraging extending the village. We love the idea of a local spot and discouraging tourist
- Anything that's purposely for tourists
- Appartment style buildings - we don't need more hotels I don't think? Not sure how TW feels about more hotel rooms.If we need them then i guess they should be hotels? Would these be phase one?
- As noted, it seems out of place and could compete with Village North, and the Upper Village. I am not sure why the applicant feels this is needed. What is needed is more employee housing and the winter indoor recreation facility.
- Can service/delivery vehicles access the buildings. The current village and northlands plans create havoc with delivery vehciles.
- Cancelation of the tennis facility
- commercial and retail use
- Commercial retail use.
- Commercial/retail space for shops is NOT required. This will simply mean more employees are needed which adds to the problem. Fill the empty spaces in the Village first. These are ALL walkable or a bike ride away.
- Community hub. Doubt commercial uses will survive here
- Did not include the tennis facility which as I said could also incorporate a lot of the other mentioned community spaces within it, or with it. The goal was always to bring locals and visitors together in the village and this does, let's not loose that
- Difficult to integrate with village bus loop 4. Not well connected to village stroll
- Do not need another vast grassy area that will be covered by snow 5 months a year
- Does not include a multipurpose racquet facility on or offsite.
- Does not include the WRC recreation facility
- Don't like that it erases the Whislter racquet club. A place that already brings people together.
- Donot like the highrise buildings. Need to maintain racket club.
- Don't need more shops and recusants offices
- Elimination of tennis complex
- Elimination of the tennis facility is asinine
- emphasis is on buildings and seating/play areas that are already common in Whistler
- Employee form housing
- Everything
- feels like mini-village which is very whistler and has been successful
- generous open spaces
- High buildings
- High rise building
- High rise building. Also I think the employee housing could be potentially moved to another location in exchange for more court space and commercial space.
- High rise buildings
- High tall buidings and hotels.
- higher building, less natural spaces
- Higher buildings
- hotels and residential housing zoned for nightly rentals
- huge buildings. too much development
- I am not sure if the manmade pond is a great idea.
- I am partial to a four or five story cap
- I am scared too many high rises will start to make the town look like a mountain city.
- I disagree with the concepts except for the provision for employee housing.
- I do not like... These concepts are not inline with the current look, design, and feel of the remainder of the Whistler Village. This looks like a complete different Space and feel. Why would you not keep it within the same guile lines as Village...
- I don't like the high rise concept. Low rise is more important with a maximum height. I want lots of open spaces. Less density ie build less market accomm.
- I don't think we need more commercial space as it is presented; we don't need more box-chains to have store fronts. We

also don't need a massive 'meadow', we have Olympic Plaza!

- I feel the location while relatively still close to the village is still likely to be out of the flow and sight lines making it under utilized
- I hate the 11 story building concept and do not like that they have eliminated the tennis club from the plans.
- I really don't have a strong opinion on the proposed development. All I care about is the protection of the racket facility.
- I think the pond is not a good use of space. As well the "Pavilion" is not necessary as there is the Olympic plaza across the road and Ross Rebagliati Park close by for community events. What is not in the village is an indoor tennis facility!
- I would be willing to add more employee housing and lose some of the green space. If those buildings are full of locals 365 days a year, the area will NOT lack social consecutiveness. We are an extremely community based town already.
- I'm disappointed in the fake river, and question the need to maintain it. And question the quality of the water that returns to the Fitz but if adequately monitored and kept clean then it shouldn't hold this up.
- I'm hesitant about the 11 storey tower
- Includes every amenity except the one most requested in the public engagement process.
- It does not include a rackets sports and social hub
- IT does not include a recreation facility that houses Tennis and Pickleball
- It should include a pickle ball / tennis indoor facility
- It sounds like another montebello development for visitors.
- It's not a village green- stop trying to sell it as such!
- It's all so tourist focused again. We cannot develop tourism if we can't staff the workforce = having no workforce

- It's far too much for what we need - please let concentrate on housing, not creating another village.
- Just be sure that the seniors housing (that should be included on site) has easier vehicle and activity bus access (loop by front door for pick up/drop off) and nearby public bus if possible
- Lack of a tennis facility
- Lack of above ground parking near the community facilities. There should be some space and drop off areas.
- Lack of food growing space. I would not wish for it to feel like Granville Island and a gated community. I would wish it to feel like a co op.
- Lack of tennis facility
- Lack of Tennis Facility
- Lack of tennis facility !!!
- Lack of WRC equivalent.
- lacking the world class tennis/racquet facility
- Less open market homes.
- Limited employee housing, likely to become dominated by tourists and second home owners
- Looks nice but impractical use of space for current needs. With centrally located development opportunities at a premium, we need less plaza space and more community amenity buildings.
- lots of space but no provision for Club
- Low priority of employee housing
- Maximizing housing should be the priority
- Medical
- Mixed use hub seems a bit too ambitious -not quality enough of anything /pond seems a bit large
- more natural green space please
- More retail? Must be a joke.
- N/A
- N/A
- Need more employee housing
- Need some pickleball courts
- Needs to include Racket Facility.
- Needs to be more elevated.
- No giant tennis court
- NO high risers

- No high-rise buildings
- No indoor large recreation facility like tennis courts usable through long, wet, cold, dark Whistler winter. Not everyone undertakes extreme sports, and you seem to be missing this point.
- No large indoor recreational facility
- No large scale rec facility
- No multi use racquet centre.
- No nightly rentals
- No provisions to replace the Tennis Club
- No Racket Club
- no racket club
- No racquet club
- no recreacional facility for tennis or pickleball
- No recreation lifestyle centre that integrates racket sports, childcare, healthcare, seniors care, limited supporting staff housing.
- No retention of tennis and pickle ball
- No room for the tennis/pickleball facility. Do not like.
- No space for WRC.
- No sports and recreational facility which contradicts the guiding principle "providing a diversity of sports and recreational opportunities"
- No structures of 3 stories. All parking should be underground like Symphony, Fitzsimmons walk. Montebello has garages and does not allow on street parking. Limited visitor parking
- no tennis
- No tennis
- No tennis club
- No tennis facility included
- no tennis facility, all stuff proposed is not needed in village
- No tennis. We need tennis.
- No world class tennis facility
- No year round tennis/pickle ball facility
- None
- none
- None, keep it the way it is.
- None.
- Not clear mix of employee-restricted and market housing

- Not enough employee housing
- Not sure
- nothing
- nothing
- nothing
- Plaza. We already have Olympic Plaza
- Poor design
- Public space surrounded by building isn't enticing. It doesn't have the same feel as Olympic Park
- privatizing outdoor spaces as residential amenities. Space dedicated to townhouses.
- Removal of the tennis facility - again sacrificing the locals for tourism, a mix of both can be achieved.
- Residential buildings seem smaller?
- Residential may like to have their area "separated" from the employee/public areas. Boulevard delivers on that.
- Retail space
- See previous answer.
- Single Dwellings
- Still feels like there could be more homes added. It's such a big site!
- Still will need lots and lots of underground parking. Lot should be super deep.
- Table tennis won't cut it.
- Taking away tennis facility
- Tall all buildings. Horrible.
- tall building, high end condos and townhouses built for the non local population. Not considering local needs for recreation, but catering to investors, part timers, and non residents.
- tall buildings
- Tall towers
- that it doesn't include a tennis/ racquet facility
- The bicycle parking facility should be more visible, so that active transportation is promoted.
- The buildings are too large and obstruct the view and natural landscape
- The community park spaces make no sense. A small playground area and some space similar to Henderson Park

would be adequate. Extensive outdoor space is not needed.

- The elimination of a proven amenity that whistler needs - the wrc
- The exclusion of adequate tennis/pickle ball facilities
- The green space amphitheater in front of the apartments could be better used for community garden that's helps with food security.
- the high rise
- The high rise building and the lack of a tennis facility
- The high rise building, but I suppose that it's necessary.
- The highrise.....dont like the noise and traffic this will bring, but also realize that this is a key driver of the business case for the owner. Would prefer tallest buildings to remain at South west corner nearer lorimer and highway
- The lack of a centralized recreation centre which is there now.
- The large project with market related housing will only add to the pressures that Whistler faces from increasing density.
- The likelihood that no replacement tennis facility will be provided and lost to the community and visitors for ever.
- The overall location doesn't integrate well with the rest of W. That's why a rec facility works well here. As a separate 'hub', there's no main attraction like Crkside or Blkcomb. This place will be dead in winter due to its location.
- The park space may not be desirable unless you live there
- The pond & stream = mosquitoes
- The pond or grassy knoll. We don't need another grassy space to sit around
- The pond. Not necessary. Only good for attracting geese Just have running water creek. Performance space not needed. Keep amenities to priority of housing and childcare.
- The scale of the pond might be too big. What will that be used for? Can you skate on it in winter? While natural space is

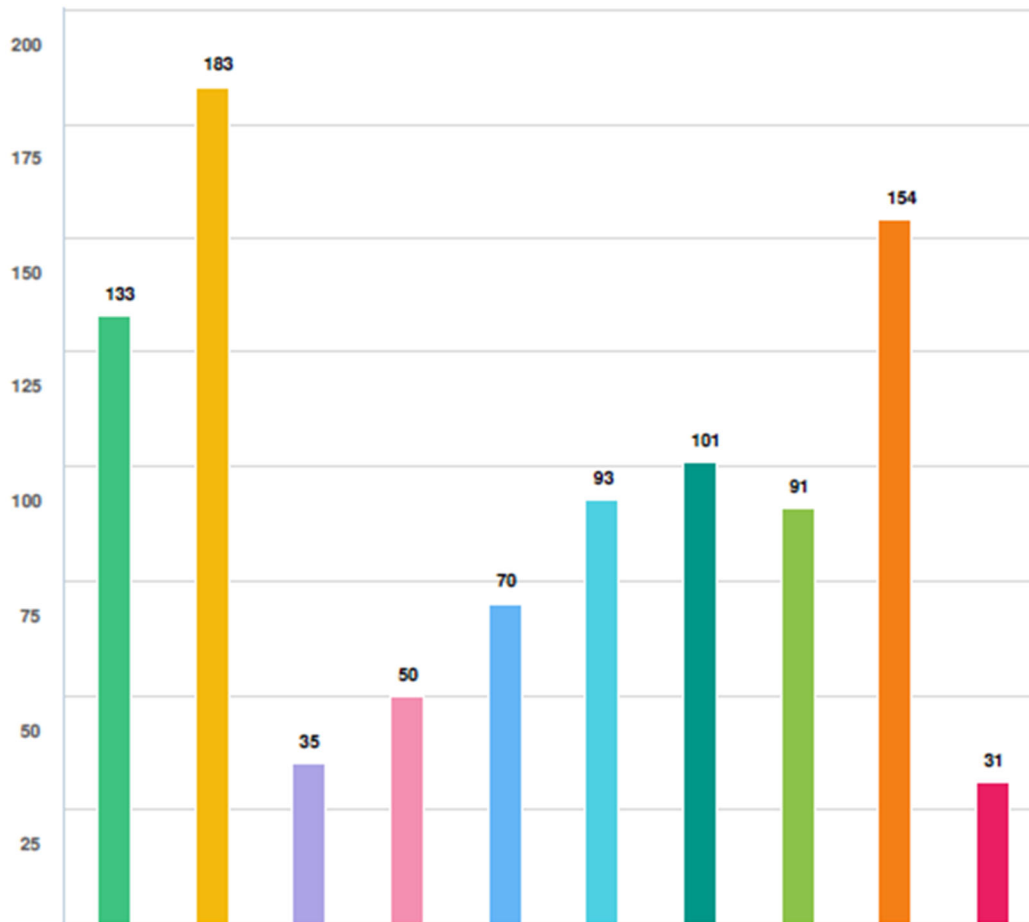
good, it doesn't feel like the best use of space.

- The village already provides most of features described, how much more do we need?
- The whole concept does not adequately address the fundamental problem of Whistler: no staff due to no staff housing.
- There does not seem to be a tennis facility incorporated. There are many areas in Whistler village for open-ness but few that address the need to highlight Whistler as a recreational destination (not just shopping/restaurants).Whister s/b forward thinkin
- There is a complete ignorance to our community's employee housing needs. the lack of consideration for large scale employee housing is disrespectful to the community. Beedie needs to better comprehend our needs.
- There is a lot of repetition- Whistler has the Olympic Plaza, plenty of commercial and retail and plenty of areas to 'reflect'. Think of unique uses that this development can provide.
- There is NO mention of a racket facility. Until this is addressed, you will not get any positive noises from me
- There is no proposed car share parking. There is no plan for green roofs. There is no plan to have passive housing.
- there is no provision for centralized racket/social space. None.
- There is no racquets facility. Recreation activity promotes community connectedness.
- There is no separate tennis/pickleball facility
- There is no space for the community to participate actively. There is no musical facility, no common tables, no fireplaces with sofas where strangers sit together. It is same old, same old. Isolating, divisive. People arrive with their own friends.
- There needs to be an off leash dog area.
- This development will only compound the capacity issues created by the unconstrained growth already in place.

- Too crowded. Whistler racquet centre gone
- Too many buildings, more green space please or pickle ball/ tennis facility
- Too many expensive housing units
- Too many residences. No tennis/pickleball facility.
- Too much focus on retail, events, and drawing people to it. There is already an entire village for that. Keep this space for locals and normal day to day activity.
- Too much green space that won't be useable year round as well as the pavilion
- Too much Large open space in the center - overkill & space can be better utilised. Given our weather/environment, how many months a year would this outdoor space actually be used?
- Too much traffic, a more pedestrian focus would be better
- Unclear where the tennis courts fit in. World class tennis courts is what Whistler needs.
- Underground townhomes
- Use of recreation site or community venue. Seems like celebration plaza and village stroll are sufficient for accommodating weekend events and tourists
- view and sun exposure corridors not considered for café or pub sites
- Water features means mosquitoes and increased strata fees
- We are losing a important recreation facility

- We are not going to need more development. Given the continually rising temperatures Whistler won't be a resort town within the decade.
- We do not need more retail space or restaurants. And this location is across the street from a grocery store, liquor store and a multitude of cafes.
- We don't need any more nightly rentals or second homes
- we don't need more large grassy areas covered with snow 5 months a year
- Where is the environmental impact plan? This development is right beside life giving marsh wet lands.
- Where is the recreation centre/racket facility that the local community has strongly expressed a need of?
- Where is the WRC addressed? It checks every box for social/ community hub, daycare, can be on a smaller scale, parking lot for it is not a part of its footprint nor is the old swimming pool. Address it up front.
- Whistler caters to families only it seems and the racket club provides interaction for people without children
- Wish there was more retail, however not a big deal.
- Would love a European plaza feel with restaurants and cafes with open patio seating.

13. Thinking about sense of place and social connectedness, what do you like about the 'The Boulevard' development concept? Check all that apply.



Question options

- Other (please specify)
- Mixed-use 'hub' building with space for indoor community activities such as daycare, culture, recreation, and education
- Landmark architectural pavilion with indoor and outdoor flex space for community events
- Areas for active recreation such as table tennis, climbing structures, and children's play equipment
- Accessible water feature with more naturalized edges
- Central boulevard creating clear separation between public and private spaces
- Smaller, more intimate central open area
- Shared streets for vehicles, cyclists, and pedestrians
- Direct pedestrian and cycling connections through site
- Trail loop around edge of central green space, with 'nodes' for resting, public art, pocket play area, quiet contemplation

Optional question (303 response(s), 62 skipped)

Question type: Checkbox Question

'Other' suggestions:

- Again no comment until location or relocation of a new racket club/Centre is confirmed.
- again, employee housing - all with occupancy restrictions and some with price restrictions - need to be seriously contemplated as making up a large portion of this site.
- Again, without a tennis facility to consider in looking at the plan, how can one who

wants a facility, even comment. A major tennis facility would affect the entire plan so on its absence the plan is impossible to assess (if you want the Tennis).

- Don't like any of it
- Health care
- Hub building site could be used for a tennis centre.
- I don't really like the concept, it looks like it belongs in Vancouver and not a "wilderness" area. Remember?
- If we are in a housing crisis, none of this should be prioritized other than employee housing. However, this plan shows that architecture can help solve this issue if we unleash their creativity.
- Indoor racket sports facility
- Indoor tennis/pickleball facility- The WCR is a community hub where many people meet to play and socialize-including children and seniors.
- Its missing activities - how many people sit around in this quiet/green space 8 months of the year? Indoor tennis/pickle ball/soccer/squash....
- more forest, real green not a constructed "green" site
- Need a tennis facility

- None!
- None. No racquet club recreation.
- Not much I like about the concept
- not sure I'm sold on the social connectedness aspect is there an example of that in the existing village area? this is a tourist place. if there are more locals living in the area we might be able to have social connectedness
- Nothing
- Nothing.
- Only tennis
- See above
- See above
- Seniors centre
- Squash tennis and pickle ball facility
- Staff housing
- Tennis space for Whistler
- The concept does not include a multi use racket facility.
- This development will only compound the capacity issues created by the unconstrained growth already in place.
- This mixed use hub should include the tennis facility
- Village green is a better concept.
- We already have all of those things.

14. What other features of 'The Boulevard' development concept do you like?

- A building for daycare
- A space with a clear focus on performance's and art.
- Again the trail loops with little art nooks are nice.
- All weather use
- As above for Village Green
- Boulevard that creates separation between public and private spaces can be an extension of the valley trail without vehicular access.
- Can't think of any right now
- Community hub space is really important. Even basements that we can have art studios in where people can get messy, kids can have acting classes. Lets pleaseeee have a pottery studio. These

are things that can also add to visitor experience!

- Commuting bike trails, trees, and green space.
- connected to valley trail system
- Differentiation of environments
- Do not like high rises
- Employee housing
- Employee housing, that there is still green space, healthcare centre
- Features that are shared by both concepts - don't like a lot of the differences as much.
- Good first try but... shooting in the completely wrong direction.
- Great design
- Green space on the roofs. Again more like that is needed not only to cool the

buildings in her summer but help with creating a community space that can be used by the residents of the building only.

- Green theme
- Housing mix
- I don't like the lack of a tennis facility. In fact it is an insult by the developer
- I just much prefer the Village Green option
- I like the a-frame community centre that appears in the drawings.
- I like the fact that this property is finally being developed.
- I like the lake and the active recreation
- I like the open space
- I really don't have a strong opinion on the proposed development. All I care about is the protection of the racket facility.
- I think less green space is better to maximize the site's housing potential.
- I'm sure it'll look nice. All I care about is seeing employee / residential housing health care facilities and child care facilities.
- Indoor recreation facility
- It is less obstructive than 'Village Green'
- Less dense but calming place for pedestrians.
- less dense on the west side. Taller buildings are along the highway. Put lots of underground parking and lockable room or cages for all the toys Whistlerites have. Almost all non market housing is short on storage.
- Less water feature area than Village Green
- Like it
- Like the water feature and active recreation.
- Limiting access to tourists from other parts of Village
- Mixed height buildings.
- Mixed-use hub
- More engaging than the Village Green
- N/A
- N/A
- natural spaces
- Nice use of space

- none
- None
- None
- None
- none
- None really.
- None!
- None. Too dense and the same as the other option.
- Not a fan of this concept
- Not much
- Not much until I see a facility in a Revised plan.
- Not particularly wowed by any, to be honest.
- Nothing
- Nothing I can think of.
- Nothing, really.
- Open spaces
- Overall I like all the same things as the Village Green, but prefer the Village Green concept with the possible acception of the pavillion (as indoor public space for events are always needed) but public square could be covered to make VG concept work too
- Pavilion building
- Percentage of employee housing is low - this will push the problem down stream and onto the RMOW to solve - this issue should be solved by the developer
- please no vehicles! our resort is pedestrian focused
- pond, stream, and open spaces
- Prefer Green scheme
- Public use & natural areas
- Residential Buildings seem to be a good scale.
- retains a better sense of what Whistler would naturally look like.
- Same as for Village Green. The racquet facility amenity should be located on another site.
- See above
- sense of space
- Separation of housing and commercial units.

- Some above ground parking near the community buildings, the roof shapes are a fresh change from the more recent shed flat roof designs in Whistler.
- Staff housing
- That A-frame community centre is very cool
- The architecture looks nice.
- The central community building.
- The mid level buildings back toward the street is a visually appealing concept
- The open space between the buildings
- The open space for community activity
- The opportunity for new housing. A bonus that it's close to the village.
- The outdoor areas seem a bit more organized than in the Village Green concept.
- the water and green space
- The Water area looks great

- This development will only compound the capacity issues created by the unconstrained growth already in place.
- This is my preferred concept because it allows "residents" to easily separate from the public.
- Town homes next to other residential areas
- townhouses. We need more family style housing in whistler
- undecided
- Upgrade current facility
- variety of buildings, separation of sections - we are surrounded with green space and outdoor activities, not sure we need so much in this space
- Where are the green roofs?
- You need to have staff housing. This is clearly a priority

15. What other features of 'The Boulevard' development concept do you not like?

- A minor concern about the vehicles, cyclists, and pedestrians getting along on the central boulevard.
- A pond is not necessary and a waste of space. No mention of replacing the existing tennis facility.
- Absence of tennis facility
- Additional retail
- Again, no room for the tennis/pickleball facility. Surely a concept could be developed that keeps it in this location.
- Again, the tall building would not be in keeping with Whistler's other built landscapes. Most people don't come to Whistler because it resembles a city.
- Again, too much Large open space in the center - overkill & space can be better utilised. Given our weather/environment, how many months a year would this outdoor space actually be used?
- all
- All
- All of it until I see a major tennis facility.
- All the the sitting around space
- already Mentioned
- Any clear separation between public and private spaces
- Anything that's purposely built for tourists in mind
- Attached strata amenity and road through the middle
- bigger open spaces rather than smaller pockets because I don't think these spaces get used as much. Whereas I'd rather have a green space to sit in with friends and have picnics.
- buildings too tall which don't fit in the mountain feel and no world class tennis/racquet facility
- Car traffic, high rise building, lack of tennis facility
- Cars cars cars. Don't need em and they don't help here.
- Cars going through the site, more crowded, don't build too high
- Cars on the blvd:(
- Cars travelling through the site; this site is should be pedestrian oriented. I do not like the separation between public and

private spaces. Residential amenity spaces should be allocated within the building to optimize outdoor public space.

- Central boulevard. Building massing looks larger.
- central road
- Centre has no green grass like the other concept - is this pavement or tiled? not as attractive or green!!!!
- Divide road traffic and cycling/walking. Strata area is not needed.
- Do not want more tourist or commercial development
- Doesn't include the current WRC recreation facility
- Don't like the housing density and the fact that there is no recreation racquet club alternative.
- emphasis on driving
- Everything
- Feels higher density, if building higher allows for more green space and buffer to traffic noise, I think that is a good idea
- feels like it would be less convenient to move from one point to another - more natural green spaces please
- Feels too city like
- higher building, smaller green spaces, less natural spaces
- I disagree with the concepts except for the provision for employee housing.
- I don't like much about this design after seeing the other.
- I don't like the boulevard through the site with vehicular traffic.
- I don't like the more modern architecture, less high rise. build less. give more
- I like it
- I really don't have a strong opinion on the proposed development. All I care about is the protection of the racket facility.
- I think I summed it up in 14.
- I would be willing to add more employee housing and lose some of the green space. If those buildings are full of locals 365 days a year, the area will NOT lack social consecutiveness. We are an extremely community based town already.

- I'm not sure we need another outdoor theatre space.
- In your concept you have a wedding photo... this makes no sense and is not appropriate. You are next to marketplace and an olympic plaza
- Includes every amenity except the one most requested in the public engagement process.
- It does not include a rackets/social hub
- it doesn't include tennis/racquet facility on site
- It doesn't seem like we are taking advantage of how many homes can be on the site.
- It is not very green
- it looks like a completely different resort. Not Whistler...
- It should include a pickle ball / tennis indoor facility
- Lack of recreational facility ie multi-racquet sport pavilion
- Lack of WRC equivalent.
- Large, dense apartment style buildings and less compact townhomes.
- Limited employee housing, likely to become dominated by tourists and second home owners
- looks like less natural space. still huge buildings
- Manmade water feature.
- More employee housing with smaller units like pod style living please. We are always outside so don't need large living areas.
- More muni decorations to buy. Please not another public toilet
- More retail? Must be a joke.
- Most of what is listed above including and especially this architectural wedding pavilion.
- N/A
- No accommodation for existing locals other than the statement "looking to move the existing facilities off site."
- needs to have much more employee housing.
- Needs to include a racket Facility
- No Community Racket Club

- No inclusion of a top-notch year-round tennis facility
- No large scale rec facility
- No multi use racquet centre.
- No multipurpose racquet facility design for onsite or offsite.
- No provision for recreational facility
- no racket club
- No recreation centre, with Racket sports as the community hub
- No space for WRC
- No sports and recreational facility which contradicts the guiding principle "providing a diversity of sports and recreational opportunities"
- No sports facility
- No structures of 3 stories. All parking should be underground like Symphony, Fitzsimmons walk. Montebello has garages and does not allow on street parking. Limited visitor parking
- No tennis
- No tennis club
- No tennis facility
- no tennis facility
- No Tennis Facility
- No year round tennis/pickle ball facility
- None
- None
- none
- None
- None
- not enough green space
- not enough housing
- Not inclusion of tennis facility
- Not well connected to village stroll or access for #4 bus loop
- nothing
- open air covered structures, our climate is generally cold and wet, likely little or no usage
- Please don't forfeit space to a pointless road. Whistler has done such a great job of being pedestrian-first. The Boulevard approach feels deeply regressive to me.
- Pond & stream . = mosquitoes
- Prefer Village green approach
- Reduced size of the public area, but given the overall concept it is a necessary sacrifice.
- Removal of the tennis facility - again sacrificing the locals for tourism, a mix of both can be achieved.
- resident housing in the middle, should be on the edges, no community gardens or dog park
- Road through the middle
- Road through the middle of the site makes the site feel more constrained
- Roads should all be external to provide more shared green and communal space
- Same as noted with Village Green concept
- Same question as above regarding service/delivery vehicles accessing site.
- See above
- See comment for Village Green
- seems congested
- separation of 'private spaces'. Buildings do not appear to be placed maximizing solar gain.
- Shared streets for bikes and cars
- Shared streets for vehicles, cyclists, and pedestrians - this closes off the site, don't like the road through the middle of the development. Also not a fan of the reduced green/rec space.
- smaller green space and road through the center of the development
- Smaller park area, feels like it separates the new development from the village too much.
- Tall blocky commercial buildings.
- Tall buildings
- tall buildings. Buildings built for investors, and visitors, and not to enhance the local's enjoyment of Whistler
- That it does not include a recreation facility
- That it may drive vehicle traffic into Montebello 2
- The boulevard
- The Boulevard
- the commercial building seems too high. It is hard to count the stories by maybe one or 2 less. Maybe

- The entire area seems quite disjointed from the Villages and not readily visible. Not sure why people other than those staying in the area would use the area.
- The flex spaces and multi use hub building will not get used. It seems to be too general and we already have spaces like Spruce Grove Field House and spaces at hotels that are not booked all the time.
- The housing for employees
- The lack of a centralized recreation centre such is what is there now.
- The overall location doesn't integrate well with the rest of W. That's why a rec facility works well here. As a separate 'hub', there's no main attraction like Crkside or Blkcomb. This place will be dead in winter due to its location.
- The Pavilion. Likely wasteful and will rarely be used.
- The plan eliminates the wrc - I do not understand the rmow council logic in allowing this to happen
- The pond. It will be stagnant and full of geese. We don't need another plaza next to the plaza across the way. We have plazas. Return the multiuse amenity.
- The road continuing through
- The road on the Boulevard should be pedestrianized, as a road it does not offer enough benefits for the amount of space it takes up. Too much parking.
- the road through the middle could be an issue for safety. need an off-leash dog area.
- The town houses are too big and cut into the green spaces needed. The smaller townhouses in the village green are perfect.
- The whole concept does not address the fundamental problem of Whistler: no staff due to no staff housing.
- There are enough trails around whistler just build enough employee housing
- There are no year-round recreation facilities
- There is no place to recreate indoors and undertake big activities through the winter months. It completely ignores that

- not everyone is throwing themselves down Spanky's.
- there is no provision for centralized racket/social space. None.
- There is no racket club.
- There is no racquets facility which promotes community connectedness.
- There needs to be tennis added to this.
- They are not forced to build a Squash tennis and pickle ball facility
- This development will only compound the capacity issues created by the unconstrained growth already in place.
- This is not an appropriate use of land, and despite the chosen descriptors, does not support investment in actual community; it is a profit-driven concept.
- Too dense, too tall
- Too car focused.
- too dense, too focused on tourism - this needs to be a community space separate from the hype of the rest of Whistler
- Too large, more green space please, less development
- Too many residences. No tennis/pickleball facility.
- too many roads
- Too much concrete
- Unclear where the tennis courts fit in. World class tennis courts would be ideal for Whistler.
- Vehicle and pedestrian mix, event area may be too much
- Vehicle centric. Doubt commercial / office will survive here.
- Vehicle road in the middle of site.
- Vehicle traffic. Feels a bit more cluttered than the other option
- Village Green all the way!
- wasted spaces
- We don't need any more nightly rentals or second homes
- Where is the environmental impact plan? This development is right beside life giving marsh wet lands.
- Where is the recreation centre/racket facility that the community has strongly expressed a need of?

- Without discussion of what happens to the tennis facility there is not much to like.
- Would rather not have vehicle access/traffic through the space

- You are taking away the tennis centre and trying to pit housing vs the tennis centre. It is below the belt. Figure out a way to include the well used and loved tennis centre.

16. Do you have additional thoughts on how this site can strengthen a unique sense of place and social connection in Whistler?

- A large gazebo or covered area for people to use as a birthday party outdoor area even if raining or snowing
- A large scale recreation facility for pickleball and tennis. Friendships are made, it brings the community together through physical activeness.
- A multi use racquet centre strengthens social connections among residents and visitors.
- A multi use recreation facility with a strong social component would enhance Locals' and visitors' experiences significantly.
- A new and improved Racket Facility is a "must have". The existing WRC is a great amenity that already provides the community with a sense of place and social connection for a broad spectrum of residents. This is a chance to make it even better!
- A racket club provides for a sense of place and social connectedness between residents and visitors.
- A recreation centre, with a racket facility as a foundation.
- A recreation facility
- A recreation lifestyle centre, with racket sports and supporting childcare, healthcare, seniors care and limited supporting staff housing.
- A recreation wellness centre that integrates an active Racket facility with with other recreational activities, including yoga. Plus on-site childcare and healthcare services
- A recreational facility will bring the community together and is where people go to connect and socialize

- A significant percentage share of employee restricted housing
- A vibrant employee community near town would be great for our town. The Base 2 facility has helped over the years but is much too small for what is needed.
- Add a large scale rec facility!
- Again we are "missing" the indoor tennis facility as there is a lot of room to accommodate all community needs via new and innovative architectural designs.
- Again, I would place more focus on food security and growing food as a way to heal and connect with your neighbours.
- Again, our social connections are frayed because we can't attract staff, or keep families in Whistler. We have kids 4 to a room at \$1,000 each. Sure, we might be housing 75% of the workforce but it doesn't live up to the objectives of the OCP for liveability or affordability.
- Again... covered or indoor spaces. Would be awesome to have a covered kids playground as they cannot use anything all winter and there is no indoor playground or kids play centre here.
- An indoor pickle ball / tennis facility could be underground with the outdoor courts on top
- As mentioned earlier, a multi use recreation and rackets facility should be developed on site if the municipality decides that it is not to be built off site
- Attention to what is needed in our community. When restaurants were full and or closed in town over the winter, my family went to the racket club. I am not a member and this was community for me.

Many people with second homes here also use this existing facility.

- Biased question!!! Where does it end? Who's says the purpose of this site should be, by definition, to "strengthen a unique sense of place and social connection in Whistler". Where is your valid community surveys to prove this statement. Without such measurable support, you can't presume to say this! With respect, it is insulting for you to submit to the community such a flawed and biased questionnaire. Any results you tabulate from this survey are invalid.
- Build a tennis facility
- Build for the locals, create a sense of community again.
- By building family style housing, it will create a good environment where everyone feels welcome
- By eliminating the land dedicated to townhouses / duplexes you could more evenly distribute the density across the site from the high rise buildings while still optimizing community spaces. Employee housing should be mixed through out the site and not separated to one building. Ground floor commercial and patios provides opportunities for local businesses, will animate the spaces and be more welcoming to everyone.
- By keeping long term existing facilities in the community that will strengthen and already existing social connections
- Cater for everyone! You've talked about that the "young" are under represented and I think that's a little self centered. There are a number of people that are under represented here in Whistler - indigenous, middle aged couples with no children that just have "regular jobs", singles of all ages and not just "young". Not everyone that works in Whistler earns "3 figures" because many of the core jobs here don't pay that much, so even when they're frugal they can get pushed to Pemberton, Squamish or right out altogether.
- Community recreational facility
- Connect the cultural corridor somehow

- Connecting to cultural corridor
- Continue the Social connection as the current Whistler village has.. Why is there a need to redesign an updated Social Connection... makes zero sense...
- craft brewery
- Do not make it a tourist shopping and restaurant area. There is a lot of this. Instead, make a couple restaurants that are joined to a recreation facility. Sometimes closing off the village with parking on the outside (which is always a nightmare) can made the village seem imposing. There should be open-ness to the entry of the village areas.
- Don't look to add more people and housing at the expense of eliminating an existing well used, enjoyed and established tennis / pickleball / social community hub for established locals.
- Don't try to replicate what is already available in the Olympic plaza a couple blocks away. I don't think the RMOW and Beedie appreciate the value that the current racquet facility provides to a wide swath of the Whistler community. Don't try to link the village to this new area. The Raquet facility could include a restaurant café as well as child care facilities similar to the kids combo camp program that is in the current facility. If the Raquet facility needs to be moved to a new location it is imperative that Council direct Beedie to have a completed and fully operational facility prior to demolition of the current facility. It was extremely disappointing to find out that after all the input provided in phase 1 that no mention of a rocket facility was included in the development proposal.
- Either leave the WRC where it is or rethink the uses of the rooftops and levels of the buildings being used for community amenities as found in the WRC.
- Employee housing and not just a deal for the wealthy workers like you've done on Garibaldi.
- Employee housing developments are currently on the outskirts of Whistler - if you want a "community feel" then house

the community closer to the village - as the population grows - ensure there is adequate Healthcare for the population and childcare and care of the elderly.

- Employee housing, childcare and properly thought out unit designs with sufficient storage for the modern age of whistler ownership and recreational gear needs.
- Employee housing, seniors housing and keeping the indoor and outdoor racket uses.
- Ensure that the current uses of the tennis/recreational facility are retained.
- ensure the market housing component includes a rent-to-own opportunity for the local workforce
- Facilities for the local Community ie. senior res. Mental health local recreation facilities
- Figure out a way to include the tennis centre. Don't turn it into another unaffordable part of Whistler. If it includes employee housing make the rents commiserate with minimum wage - otherwise you are not helping.
- For a major rezoning they should be forced to build a recreation facility included in the complex
- Give the pickle ball nuts a place to go. Use the rec centre for them. Support the child care and seniors. There are needs for both. If seniors leave, you won't have volunteers and/or employees for the town.
- Given the overwhelming and undeniable amount of support for the current racket facility, as a gathering place, social hub and a place to pursue healthy pastimes 365 days a year, The developer should be asked to come up with a 3rd concept design that does actually include what a very large part of the community is asking for.
- have community pottery studio available. have indoor and outdoor spaces that are not commercial where people can have lunch, have small meetings, and meet-ups. make it actually affordable. make the

aesthetic less world-class and sterile and more natural and low-key.

- Having a all season facility that is more than just a racquet club but a community hub that unites all ages and backgrounds.
- Higher density employee housing
- I am a fan of maintaining the Club we presently have. Would like to see Employee/ Senior Housing
- I am so disappointed in this whole plan. We'd planned to semi-retire here and invest in an local business. Now we are seriously rethinking everything.
- I can't see any way that this site wouldn't strengthen a unique sense of place and social connection. The needs of many outweigh the needs of few and this development is something that many, many need. Having a wonderful community outdoor space available to relax or play in as well is fantastic!
- I think a good concept plan with mixed residential, employee housing, and connected pathways is important. The tennis facility builds community and has positive economic development for the resort community.
- I think if it looks too different from what is around it it will be jarring and uncomfortable
- I think the social connection would come with a world-class tennis facility
- I think there are many places that already strengthen a sense of community in Whistler- library, Olympic plaza, parks, MYplace, and the WRC. As a 20 year local-I do not see myself or family going to sit at a pond in this "Boulevard" or spending time on the grass there.
- If people are actually going to come here there will need to be retail or restaurant space. Nobody is going to randomly picnic here - the drawings have a taco truck. That's great idea. There needs to be a reason to come here.
- Include a racquet club in the community mixed use building.
- Include a tennis/pickleball/squash/badminton/bas

ketball/axe throwing meeting place, resembling the current Whistler Racket Club. I changed my status from a long-time Whistler weekender to a full time resident a few years ago. I started playing pickleball and my life improved for the better. My physical health improved but even more importantly, my mental health flourished. I had been fighting depression for many years. The Whistler Racket Club provided me the opportunity to meet new friends. I can't think of any other facility in Whistler where that could have happened. It saved so many of us during the pandemic. We had a place where we felt safe to socialize and exercise. I am not the only one who feels this way.

- Include the WRC! The gymnastics facility and soccer pitch are invaluable to the community at Cheakamus. Don't ignore this integral social and recreational aspect of our past, present, and hopefully future community.
- Included areas and commons spaces that allow visitors and long term residents to have a feel off integration
- Increase employee housing
- increase employee housing as a core part of the community that is living on site. Social connection between those who can afford a tourist accommodation unit, or market residential, are not locals, and therefore this balance needs to be addressed such that there is a distinctly larger portion of employee housing than market housing.
- Increase labour force aged housing opportunities (20-65 years of age) or retiree housing.
- Integrate the existing WRC, which provides a unique sense of place and social connection for so many people in Whistler, including full-time locals, part-time locals and visitors.
- It already does with the WRC. It is time to address this missing amenity that provides and can provide what planning is not seeming to comprehend. It is a social hub and multiuse all season community space. Pandemic resistant (stayed open),

cross generational, day care, positive mental health impact, children access arts, culture and physical activity. Yoga, ballet, basketball, tennis, pickleball, fundraising, can host local commercial space.

- It would be great if we could have a covered open-air facility in the center of the complex that we could have as a permanent facility to host community markets and events such as The Farmers Market, Children's Festival, Holiday market, etc... these events are so important to both the community and visitors and they need a permanent home!
- Just give seasonal employees a safe and secure place to live. I worry Whistler is going to be on the brink of collapse if we can't give seasonal workers and safe and affordable place to live.
- Keep it a space designed for the needs of locals. Not a space to draw tourism.
- Keep just residential phase 1, private club, independent local shops
- keep or propose new tennis facility before approving this design
- Keep the existing Tennis Club in this central location for locals and visitors to enjoy together.
- Keep the racquet centre
- Keep the recreational facilities that are already there.
- Keep the tennis club
- Keep the tennis facility
- Keeping the tennis club that really defines what a place to connect in Whistler should be.
- Lack of obtaining a family doctor, securing child care and finding affordable housing are all the biggest issues for locals so creating development to address these needs will forge a stronger social connection.
- Leave a social legacy of a community racquet sports centre that all ages can enjoy
- Limit retail and maximize wellness services.

- Local housing would greatly strengthen the community and allow residents to live car free, thereby having a significant impact on the environment and supporting climate initiatives.
- Long term housing solutions for locals and no nightly rentals
- Make it unique to west coast alpine culture, shouldn't look like what's in other resorts. Prioritize local indigenous designs/styles.
- Make sure that recreation remains a central feature of this redevelopment plan.
- make sure there is a large off leash dog area. There are trails close to the site that can be used but with a lot of residents in the space there will be a need for dogs to exercise.
- Maybe an outside the box thought: a palliative care centre. It would be close to existing medical clinic for practitioners to walk & bike in between.
- More green spaces on the roofs of buildings. Think gardens both veggie and flowers to help with food security and the bees. That would give a private space for the residents to use while every ground level green space can be used by all.
- multi sports facility. Centrally located for locals and tourists.
- My social connection has come from the strong tennis community here. Skiing is huge, impersonal and commercialised. Tennis has not been, and it severely reduces the attraction of Whistler in all seasons.
- Need more employee and local housing.
- Needs some local public art. Keep the views towards the mountains.
- Needs to be a destination as well as a Neighbourhood ..preferably not business
- no
- No
- not allow a vehicle connection to Montebello 2. Keep towers closer to higher village density
- Pickleball is a VERY social sport that already unites many people. Unless

RMOW and Beedie provide another location for this growing community, this whole concept seems to prioritize financial gain over social connection.

- Pickleball is the fastest growing sport in North America - it draws people (and their money), it is a fantastic community builder and it appeals to a wide range of individuals. Ensuring that WRC continues in some format at the same site is crucial.
- Playground to draw families there would be great. Making the pond a more interactive experience, with stepping stones across it, or make it more of a water play area??? or skating in winter? The pond is nice visually, but would also be nice if it was a bit interactive - as it is manmade anyway! Perhaps any room saved for the activity room for seniors could double as a space used by other groups. If a daycare is on site, having it in the same building of the seniors home would be lovely.
- Please keep our greenery and landscape alive!
- Please keep the old tennis hub and add to it with the space on derelict courts, employee housing and child care
- please no tall buildings
- Protect and foster the current amenity that is already achieving this, perhaps better than any other facility in Whistler.
- Provide stronger pedestrian connections to village stroll. The say care is going to lead to huge traffic issues due to drop offs
- Public cycling infrastructure like is used in lots of cities around the world.
- Put a world class tennis facility here
- Put it where you're considering moving the tennis club
- Rebuild a world class tennis and pickleball facility that can cater to both residents and tourists and host international tennis events and other community based events including music performances - like the current Whistler Racket Club.

- Replace the whistler racquet club either on-site or offsite at meadow park or spruce grove.
- Social amenity for racket sports and other club activities as we already have in place there
- 'Social Connection' is not a proper consideration.
- Some of what is proposed wants to solve community problems by building spaces without ensuring there will be people and businesses to fill those spaces. The character of the space and the connection it has to Whistler will come from the people who live there. Ensuring that the development does not become another bunch of housing that is only occupied a couple of weekends a year would connect the space more to the community.
- Support your locals if you want to lower environmental impact of the commute and have staff be able to live near to where they work. It's not rocket science just for once pick locals over money and whatever happened to the BED CAP. You are ruining whistler
- Temper luxury.
- Tennis and pickle ball provide an existing unique sense of place and social connection
- Tennis facility needs to be kept - this is already a social & sports hub.
- The existing racquet club provides lots of social connection for Whistlerites of all ages from children to seniors. Please don't take this facility away from the thousands of locals who use it.
- The amount of space the WRC currently uses is substantially less than the amount indicated by Beedie. I firmly believe that there should be a centrally located community recreational/social facility on this site.
- The current amenities create a sense of place and belonging in the community. The new development should help centralize the current facilities instead of remove such an important community hub.
- The existing WRC already fosters a unique sense of place and social connection. I don't think the wheel needs to be reinvented here.
- The Lagoons and Montebello are great examples of DEAD housing developments in the heart of the village. If houses in the Northlands lot sit empty for most of the year, there won't be as much community nor social connection as if they were bustling with locals all year round. Montebello and The Lagoons should be wake up calls. They are community and social holes.
- The location works well for recreation for visitors and residents alike and the facilities are already there. This is a poor location for visitors - they will be disconnected from the village. For employees, there should be options around the valley on bus lines.
- The one thing Whistler actually needs is a place for the staff to live. Why are we wasting all of this money on brilliant minds (architects, developers, planners), when they aren't working to adequately solve the most fundamental problem in Whistler? It is a slap in the face to the business owners and workers.
- the pavilion is much needed
- The RMOW should honour the original OCP and not adjust it at whim to suit its needs
- The sense of place and social connection needs to be for locals; I consider temporary workers local while they're integral to the function of local small business. They need to get away from the resort hype as much as full-time residents do. Let this be a space that honours the locals who volunteer their time and resources for our athletes, provide work experience for students, donate time to committees and volunteer on trail crews, as hosts etc etc ... this is a HUGE opportunity for the Mayor and Council to send a message of support to taxpayers.
- The tennis facility should be added. Tennis and pickle ball has seen a large increase in participation in recent years.

Whistler has facilities for that now, but with this development there will be none. That is not what I call progress.

- The Whistler Racket Club already provides a unique sense of place and social connection in Whistler. Without an upgraded tennis facility this development will detract from rather than add to Whistler as a destination and place to call home
- There needs to be a good pedestrian connection to the current Village. This will require a strong connection across Lorimer Road, which may conflict with vehicular traffic between the Day Lots and Highway 99.
- There needs to be WHA units so young people can afford to live in the community
- This development will only compound the capacity issues created by the unconstrained growth already in place.
- This is a pipe dream
- This is a SHARED COMMUNITY ASSET. It is not the tennis players' asset. Giving this space to the tennis players would be a MASSIVE mistake. We can make the space welcoming to an entire community, or we can make it a private club, welcoming to a tiny group of massive whingers who have clear contempt for the rest of us. Seems pretty simple to me.
- This is one of the last big pieces of land left close to the village. I hope that we can prioritize getting more apartments to this area. There is so much single family and townhomes and this can give people a chance to get into the market in Whistler who can't afford a townhome.
- To maintain the community that has built up over the years and now has strong roots support the local community with services. Visitors will use as a convenience but the core must be self supported by local use. Your new concepts are to make public some of the services that the commercial hotels and other operators already offer. There's plenty of free public/natural stuff for visitors already and they love it.

- Too much traffic going through the middle of the site here!
- Unique architecture and public realm that makes it different and not a continuation of existing Whistler
- unique sense of place, social connection AND - isn't a piece of Whistlers vision - where nature is protected
- village isnt for locals as is, this all for tourist
- We are not reducing our carbon footprint with this development. We need to cheaply house our employees and residents in this space
- We need a health care facility
- We need affordable housing period. Everything else is unnecessary.
- We've got an amazing racket sports community right now that is inclusive to more than just elite tennis players. So use this time to get a world-class facility built.
- When you have employee housing on a site, and also residential use, there is a need to accommodate pets as well as children - to avoid conflict in the open areas.
- Where is the environmental impact plan? This development is right beside life giving marsh wet lands.
- Whistler attracts active visitors from many countries. Over the years, I have met and played tennis with many of these visitors, in all 4 seasons. Many skiers like to be able to play tennis instead of skiing/riding every day and in some cases, the partner, frequently the woman, does not ski/ride at all but loves to play tennis.
- Whistler does not need more "open space" in the middle of a new residential complex. There are plenty of existing open spaces including walking, biking and cross-country trails and parks steps away. The idea of development of an open space in the middle of an apartment complex does not benefit the community, only the residents of that complex on a limited bases.

- Whistler does not need more 'exclusive' accommodation. A significant portion of the BU's allocated to this site should be used for non-market rental housing; employee, senior and low-barrier (people with disabilities) units. Racquet courts, and other recreation amenities could be underground with opening skylights, to reduce noise and maintain public space at ground level
- Whistler has meadow park community centre but other than that we do not have a larger indoor recreational area. Considering the long winters it is ideal to have a space where seniors, children, and alike can gather inside for activities. Add a bowling alley!
- Whistler needs tennis.
- Whistler's only place that provides a location to connect is the WRC.
- Why doesn't one of these options provide for a world class tennis facility to be included in the plan?
- World class tennis courts would be ideal for Whistler.
- Yes - demand that the developer include an indoor racket facility in exchange for further density
- Yes if the developer replaces the tennis facility as condition of issuance of the development permit and prior of commencing construction
- Yes incorporate the racket club concept into the development.
- Yes, cater your developments to Whistler locals, and not to tourists and those who own but use their 2nd or 3rd home for rentals, or infrequently. Make Whistler livable for the full time resident. Isn't that what the Municipality is supposed to do? Is the RMOW more invested in tourists than locals? Who works at the municipality? Do you live in Whistler - or are there many that can not afford, or do not want to live there for other reasons?
- Yes, I do. If there is a central public education food/pollinator garden (greenhouses for year round access) this would attract tourists and provide

community because everyone loves and eat food! If there are more market (or nightly rental) houses than employee housing - how can a tourist bring the sense of place or social connection if they stay a few nights then leave? Community is built when people actually know and talk to each other - this happens when people live there not just for short term, so build employee housing. Every business in Whistler needs 3-4 more staff to actually provide enough service."

- Yes, include the tennis facility which already brings locals and visitors together, in the village area, and include other community needs within the facility. With the Audain, and First Nations cultural center and MY place and many art galleries I feel we are strong on that point. We have the olympics plaza, great, but don't need another. Having been in Whistler 24 years I know the tennis facility brings the community together but also is enjoyed by visitors. We are an active community and this bookends the mountains nicely as a way to draw people together actively. Don't let this end up being another reason locals stop going to the village and loose that connection.
- Yes, provide facilities indoors that are usable for large events, sporting, recreation. Your community can not "age in place", as I keep hearing, without this sort of space.
- Yes, the inclusion of a year round multi use racket facility which would also provide indoor community space available locals, tourists 2nd homeowners year round to gather and recreate.
- Yes, What we need: A multipurpose community space like KEXP in Seattle (<https://www.kexp.org/visit/.org>). Whistler has a lot of venues, but they are geared towards generating room nights (think: hotel ballrooms), driving engagement with specific cultural organizations (think: Audain Art Museum, SLCC, Maury Young Arts Centre), or for-profit purposes (multi-purpose space in Function Junction, Select Contract, etc.). It

would be absolutely fantastic to have a versatile space that can feature local art on the walls, a music recording studio/broadcast space, and a bar space that can feature local roasters and rotating coffee shops or local brews/wines in the evening. During the day, the open concept space can feature comfortable seating and desks for people to work remotely and have meetings, and the space can open up onto a patio / green area for inspiration. The space could also have the ability for staging to be brought in for concerts, fashion shows, movie premieres or talks – which also requires having a proper green room space.

Market space like Spier's Craft Market in South Africa (<https://www.spier.co.za/visit/craft-market>). These little huts could be rented out by entrepreneurs launching their business/craft, artists & artisans, farmers and food producers. The versatility of the mini huts creates a reason to leave the main village stroll and drive engagement to this new area (no matter how you slice it and dice it, this area will not see the traffic the rest of the village does,

because the dedicated pedestrian walkway terminates at Marketplace. It literally is severed from this piece of land by a four lane road with cars.), as the turnover of who is operating each hut would have a seasonality to it. This creates opportunity for the Whistler Farmers Market, Arts Whistler's Holiday Market, or bringing in a Christmas Market like in Vancouver.

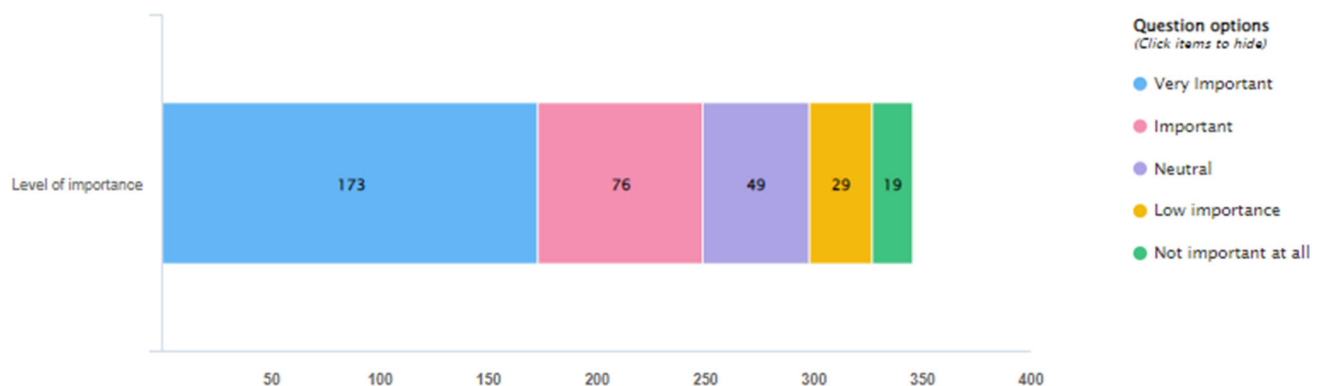
Daycare space.

Accessible senior residences, with close proximity to the clinic. The ability to age in place.

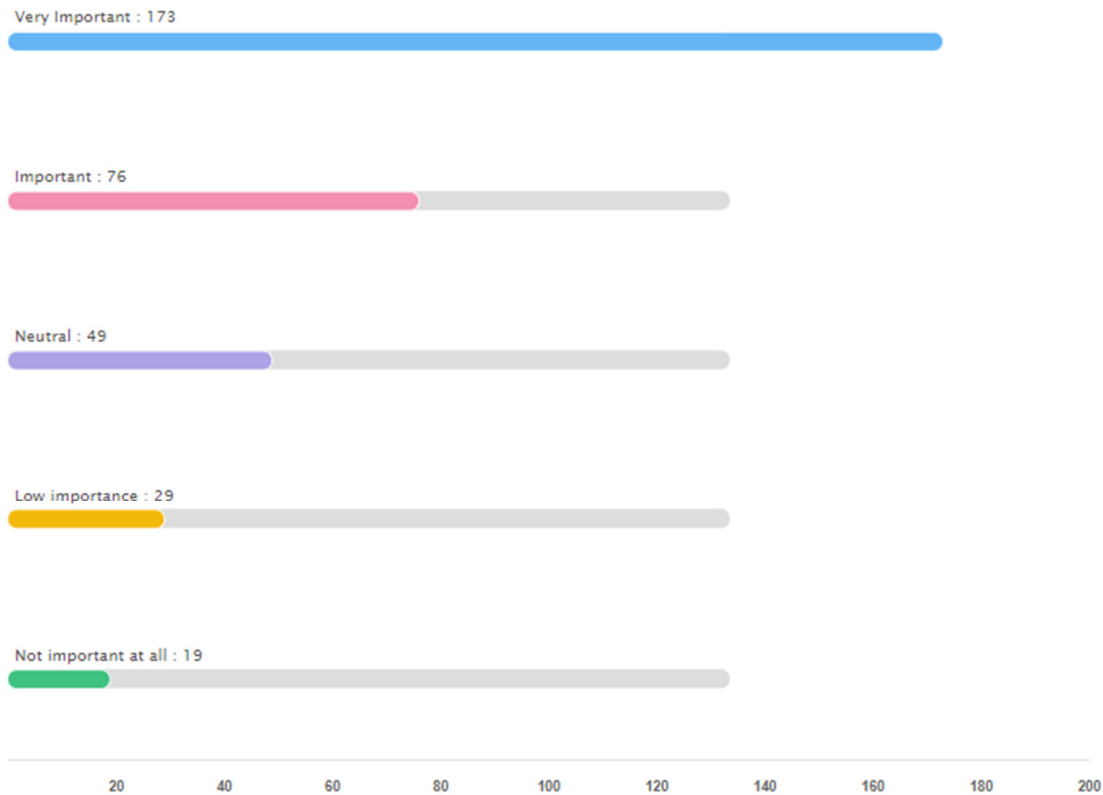
- You are losing opportunities to create a better environment for Whistler employees. The proximity of this site is excellent for employees, as most can walk to work and don't require a vehicle. Offering market housing or hotel space only increases the number of people travelling to Whistler every day.
- You are removing a place of local social connection and family with the removal of the tennis facility and creating a nice place for tourists to hang out - this does not create a social connection in Whistler for the people that live in Whistler..

Guiding Principle #3: Provide Diverse Housing Opportunities

17. How important is this site in addressing the housing needs of the community?



Level of importance



18. Thinking about the above response, what factors make this site critical to delivering housing? Rank in order from most important (1) to least important (4).

OPTIONS	AVG. RANK
Central location and walkability	1.94
Ability to house employees close to the village and create an authentic experience	2.58
To ensure employee housing is available in many different neighborhoods within Whistler	2.62
Proximity to services	2.70

19. What housing priorities would you like to see on the site? Rank in order from most important (1) to least important (9).

OPTIONS	AVG. RANK
Employee rental housing	3.02
Employee housing for purchase - occupancy and price restricted	3.27
Seniors' housing	4.60
Employee housing for purchase - not price restricted	4.66
Housing for seasonal workers	5.16
Accessible housing	5.28
Market housing	5.44
Low income / subsidized housing	5.53
Market housing with nightly rental permitted	6.32

20. Do you have additional thoughts how this site can provide diverse housing opportunities for Whistler?

- 42 employee bed units is ridiculous. Determine how many employee beds we want and unlock whatever is required to deliver that. Think big. How could we deliver 1,000 beds as we allow this development. Cheakamus is great but it comes with cars and traffic issues that far outweigh adding units here. If you asked Whistler employees if they would trade the village for a car and Cheakamus it would be a non issue.
- 5 story rental and owner (condominium) buildings prior to and after single family dwellings end towards Pemberton.
- a mix
- A mix of employee oriented housing along with market price housing that allows for retention or replacement of the racquet facility.
- A mixed use commercial and residential space dedicated to Frontline staff [Medical , daycare, RCMP, firefighters)
- Accessible housing is mandated in the building code. Just trying look good? If an employee can afford to buy "not restricted" housing, why would they be included on your survey? It's prime property. Put the community activities where there's room to park on the bus route. Worker housing is the priority followed by taxation opportunities to pay for the tennis etc.
- Addressing our aging population in this prime location makes more sense. Allow seniors the closer proximity to amenities. Employee housing does not need prime real estate.
- Affordable/restricted housing for purchase for business owners.
- Again it should focus on essential housing ie locals who work online should not be prioritized.
- Allow market housing to have flexible unit designs that may allow lock off rental units.
- As a whole, I think Whistler has diversity in its housing. We are running out of land to build and we are facing a employee housing crisis. I don't think this is the opportunity to miss out on providing employee housing because it's thought we need diverse housing. We don't need diverse housing right now or in the near future. Private developers will always

guarantee a future with market housing – that doesn't need to be a concern.

- As presented the housing will not be affordable for local resident workers. The creation of this development will create far more worker housing demand than the small number of restricted housing units proposed.
- Be creative. Integrate the tennis centre into the housing. Don't allow short term rentals. Ensure employee housing and low income housing is actually affordable. If you continue the way you are going I predict housing employees and low income people can't actually afford and no tennis centre. Be brave. Be creative. Don't pander to developers. Find a way to include the tennis centre and make the housing truly affordable.
- better to put employee and low income or staff housing on less desirable site. better to maximize value on this site
- Biased. You say “can” which presumes it is a fait accompli. You should have said “could” which would suggest it is a possibility. You don't lead a survey respondent like this. I thought this was a survey to determine opinion.
- Blend market and subsidized resident housing.
- Build basement suites.
- Build higher, or have less green space, so that we can still have tennis.
- Build more density. Build a super green 30 or 40 story tower with the year 2060 in mind: all green completely recyclable, renewable energy, trees/plants on the side and growing up the building, each floor could have food production (at least salad greens anyway) rainwater and graywater recycling, its own power sources with wind/solar, green rooftops, the greenest building built on the planet in human history is the standard that Whistler should aim for. Why not? Push the boundaries of what it means to be green!
- Build more for the local workforce or retiring workforce to open up other price-restricted housing in Whistler.
- Build more of it. Seriously. If this project gets canned because we can't agree on what to build then it send a clear message to developers that whistler won't approve high-density housing. And the reality is that we desperately need high-density housing.
- Build strong simple multi unit residential buildings for as many employees as possible
- care for people raised here not just any one that moves to town
- Create a hostel-like, large-scale dorm building where seasonal workers share hotel style rooms (think university with two beds, two desks etc) including bathroom and shower, living areas, and storage for equipment would be per floor. A mess hall would serve simple and affordable meals. We need to think outside of the usual box, our seasonal employee housing situation is in dire straits.
- Diverse housing opportunities needs to prioritize employee housing as the largest portion on site. ie for temporary workers, permanent workforce, who include low-income persons, families, single professionals, accessibility etc etc. The above groups to select in Q19 do not recognize the diversity of our workforce, and the broad demographics that need to be housed. The categories that are given as options in Q19 also do not recognize that accessible housing and low income housing are part of rentals/purchase employee housing. not sure why they should be called out as distinct groups. Any new developments should ensure these types of needs are at least allocated a minimum portion of the total. As for seniors, why are they any different to the general population? seniors in this town typically own a multi-million dollar home in market neighbourhoods and they can afford to sell those and still pocket millions for their retirement - so they have many more options than most of our population. if the developer needs market housing to support the financial viability,

how about allowing those who already live in the community (retired employees/seniors who own market housing) who need to downsize, to move into occupancy restricted (non-price restricted) condos on site, which provides accessible, walkable proximity to the village and services - while also ensuring that those units are available in perpetuity to future retirees/seniors who have worked in resort.

- For the rest of the development, there needs to be housing for people who will live here and work here. That is what balance is about. ensuring our visitor economy is not hamstrung by a lack of secure employee housing, but at the same time ensuring that new developments have people living in them, rather than becoming second homeowners who have lined the developers pockets."
- Diverse housing should not be that close to the Village
- Do not need any more tourist housing
- Don't make it nightly, that only benefits housing speculators and rent seekers. It adds congestion to the village and reduces the local community feel.
- Employee & resident restricted housing should be the priority.
- Employee housing for purchase is the most important! We can't let these units be purchased as second homes and vacation rentals as sit empty for most of the year.
- Employee rental housing close to the village is great. Could place rules allowing first right of refusal to certain professions. Doctors. Daycare workers
- ensure a rent-to-own opportunity for the local workforce
- Focus on low-income and subsidized housing, housing for seniors and accessible housing for those with disabilities. Have full subsidized units.
- Get away from employee housing first come first served. Define housing needs through matrix of community need (eg

primary healthcare workers), length of time in community and commitment/service to community.

- Great location for seasonal workers/ short term employees as everything is walkable. I think having taller strict to house more employees should be allowed given our employee shortage. Maybe have that housing along the highway and away from expensive market housing.
- Housing for businesses for senior management
- Housing for full time employees of 5 years or more , time working in Whistler, who have a vested interest in remaining in Whistler as professional workers.
- Housing for seasonal workers - I don't think this should be a "House" or "staff housing" location, but those who are here, could certainly rent a room from a longer term local, or be in the WHA list and get a spot.
- I don't think diversity should be our focus. Instead, we need to focus on the real need in this community which is housing for temporary workers so our local small businesses can find staff. If we focus on what is truly needed, we will have space for tennis/pickle ball and nature as well has the truly needed housing. p.s. Q10 is biased.
- I really don't have a strong opinion on the proposed development. All I care about is the protection of the racket facility.
- I really don't think we need more nightly rental housing. Town is already too busy, short of staff and the visitor experience is deteriorating quickly in my opinion.
- I strongly believe it should not be for nightly rentals or second homeowners. I don't have an opinion on which local demographic it should be for. A mixture of all are needed.
- I think my comments on the importance of employee housing have been articulated in previous questions.
- i think WHA should have a portion of it, and it should be housing that is lived in full time. what a waste of space to have

people buy things and only spend two weeks a year there. waste of resources and space.

- It's all about WHA
- I would put group home alongside seniors home - they could be provided by the same entity and use the same facilities. For adults who need supports like shared meals and someone on site, but can generally live on their own. Folks with autism, down syndrome, etc. This would go well with a seniors independent living home.
- if the commercial is developed it must have resident housing attached especially for essential workers at affordable purchase or rental
- increase community recreation activities
- Integrate limited staff housing into a new recreation/racket facility.
- It depends on the current needs of Whistler - more tourists or local accommodation. It always makes sense to put community housing in lower cost areas that allow for more facilities (daycare, medical, rec facilities in the same area) at a lower cost. (Swap higher priced land to developers for a lot more lower priced land in bedroom areas of the centre. Housing for individual/non-rental purchase should be not as close to village as it does not accommodate a large number of people. Surrounding facilities are It should be high density condos for seasonal workers with some mixed used residential structures. Townhouse and larger condos would be more efficient in smaller neighbourhoods that are not as close to the "hub" of tourist activity and that deliver more services at low cost.
- It is a location that was promised Seniors and Employee housing it should be included
- It is a privileges to live in Whistler, not a right. The best thing would be to offer transportation from further afield, like Pemberton or Squamish.
- It is prime land. I believe the diverse housing opportunities should be commensurate with the location.
- It must be focused on locals that live and work here. This town's community vibe is dying and people that work and live here for the last 10 years and would love to settle down and start a family are being pushed out. Young 30s -40s that are in management level positions can't afford to live here unless they want to live in a house with 10 other people. How are they supposed to start thinking about setting down roots with their partner or by themselves if they can't afford a 1 bedroom apartment and have a chance to live on there own.
- It should be a mix (not all low income or accessible but some units should be). Perhaps reserving some units for specific essential roles of employees (RCMP< primary care workers, water treatment workers, etc rather than just workers in general)
- it will be critical to restrict by covenant the BU's and size of the market housing to achieve energy objectives and optimize space. It should not be a given that the developer uses all of the allocated BU's for market housing. Hire an independent market/development analyst to determine the profit for the developer, vs the costs of the various amenity options. NO surface parking.
- It would be great if businesses and essential services in town could apply for housing on behalf of their employees and then it be restricted to employee housing.
- It would seem that providing housing for families that work in Whistler is an area that needs development.
- It's only up to us to change the zoning and increase the higher density to accommodate peoples urging housing crisis in Whistler. Let's NOT waste this opportunity now please.
- Keep out of the business- RMOW has caused enough damage to housing already. Let the market look after. Work on transportation to areas North and South. Employee housing will always be out of reach in a successful resort with very limited residential land area.

- Keep the club as it provides year round activities that the Municipality cannot deliver and therefore doesn't have to invest taxpayer dollars into deliver. This is a big miss buy our Muni planners and the developer of this site!
- Keep units a reasonable size and don't forget to include adequate storage space for bikes, boards, skis and other toys! Good design will make a big difference.
- 'loaded' question with no avenue to respond that the employee housing doesn't have to be on this site. could be the developer pays to have it elsewhere. you asked that question for the racket facility. why didn't you give that same ask here for employee housing? we all want it... but it doesn't have to go directly on this piece of land. how about moving police muni hall and employee housing onto lot for above layers of parking and sell muni hall site and police Station to pay for it??
- Low density 3 story paramount to stay in keeping with existing neighborhood
- Make sure that even potential small rental units have sufficient storage and areas for things like e bike charging and skis/bikes etc. seasonal staffing opportunities for housing would alleviate strain on the open market for rentals and provide a much needed area of housing opportunity. The LAST thing we need is more nightly rentals. If you add the capacity for tourists, it will be used and services already strained by over tourism will continue to strain further. The housing should be residential/employee only.
- Make the daycare scaleable. include a multi doctor and health services building in the commercial space. Very little surface parking to optimize space.
- Maximize the employee rental aspect
- Maximize the number of market bed units and add additional employee housing bed units
- missing middle.
- Mix the ages & life stages of the inhabitants of Northlands.
- More homes!
- More phase 1 housing please!
- More WHA townhouses
- My concern is the density that a big housing project might bring to the core village. While we do need employee housing, I think there are better places than this prime real estate. Owners who are only here one season should be offered incentives to rent their unlive in homes to employees or provide incentives to put in suites. There are too many empty houses in Whistler!
- Need homes for young families
- Need more employee housing
- Need to ensure the racket facility is still maintained somewhere in the new complex
- NO
- No
- No
- No Airbnb
- no opinion
- Not interested in diverse other than a mix of housing for seasonal workers and employee rental housing.
- Number 1. - don't let the WHA run it because with everything I've experienced and heard from others, unfortunately, it's not working well. Please don't try and base it on something from Vancouver, as Whistler is a unique area imbedded in wilderness. I don't think most people come here to experience a shopping precinct with unnatural gardens/ponds, they come here to experience nature, in all it's wildness. Can we just be practical about the space and NO, we don't need anymore nightly rentals mixed with residential - it's painful in most cases.
- Only allow housing for people who work locally in whistler (not remotely). Priority to those who have been here 10+ years.
- Petition the provincial government to disallow or restrict foreign ownership as many other countries do such as Switzerland, Japan, Mexico, Australia and New Zealand. Looking at how other countries protect their own citizenry by

prohibiting, or curbing foreign ownership will ensure our children have a place to live and thrive in their future.

- Please don't waste this opportunity to provide employee based housing.
- Please make housing affordable for families an average wage for two people is \$120k some make less. Make space for people to have storage IN their units or small garage space. People With kids have a bunch of stuff. Make sure that the units have proper insulation and sound proofing so the partying seasonal workers and seniors don't kill one another.
- Poor location for visitor housing. Employee housing is okay. But recreational opportunity is already there and ideal.
- Question 18 is poorly worded and promotes bias in the questionnaire results. It assumes the site is critical for housing, when the preceding questions ASKS whether the site is critical for housing.
- Re calculate the proportion between private owner and - Employee purchase/rental housing
- Relocate and build the new racket facilities first. Realtor and developer profits second.
- Sadly not everything can be addressed on one location. Some market housing often needed to balance restricted? If all low income type, danger of becoming a bit ghetto-ish. Currently very limited senior housing options in Whistler - more Solaris type options needed. As seniors potentially loose ability to drive, central location makes sense. Same applies to accessible.
- Seniors housing
- Seniors housing should also be accessible housing. Housing for seasonal workers should be supported through private businesses not CACs. Some TA should be permitted but not the primary use. Employee housing should be distributed across the site not segregated to one building.
- Set a % of affordable/employee housing to be met by the developer otherwise financial commitment required to meet that % elsewhere.
- Should have diversity of unit sizes
- Should not be housing unless tennis facility remains
- Significantly increase density to focus on housing the young working professional looking to rent or buy.
- The answer of what this site should be used for is obvious. We have a housing crisis. Complaints of "over tourism", traffic, and lack of workers are constant. This is not news.
- The housing issue will never be solved. The list just continues to grow. It is the first thing newcomers do upon arrival is to get on the WHA housing list. Whistler has provided 1000's of housing opportunities in cheakamus and other neighborhoods. Our community needs to work on providing services for the existing population such as recreational facility's, healthcare, schools day care before we increase the population of our community.
- The housing problem will not be solved by this. This will make barely a dint in the problem, just like all ""developments"" haven't. There is huge demand that will persist and prices will remain high. All this will do is displace something that is unique and important. If you want to solve the housing problem, then you will create massive increases in housing off site and improve transport options. Adding a few hundred places will do nothing and won't even be noticed. If you create subsidised housing or low income housing on this site then this will be rationed and the rationing will move from being on the income dimension to being on who is lucky enough to have a connection, or has waited in the queue for long enough. I'm not sure this is bad, but it certainly doesn't even make a tiny impact in the affordability problem of Whistler. All this does is prioritise the interests of developers.

- The most important problem in Whistler is the lack of affordable housing for staff. Please do everything within your power to help solve this problem with any plans you make. The staff housing problem is SO MUCH WORSE than everyone lets on. Every part of the resort is struggling to meet the demands of the tourists because of the staffing shortage resulting from the housing shortage. Thank you.
- The site is simply not the best or the right location for trying to deliver too many community housing solutions. It would be better to work with the developer to deliver more housing amenities off site that meet the need of communities in residential neighbourhoods. It is also easier to find parcels for employee housing than several acres for a year-round multi-racket facility.
- The village was intended to keep visitors close at hand. This will not be populated by long term residents, it was never intended for that.
- The WHA purchase list is long, buyers waiting. House the community in the community. This will fix staffing issues, transportation issues, parking issues and so much more....I know you know this already. I've sat in the futures planning sessions, council meetings and many other form of community engagement. I don't understand what the debate is about...build WHA employees housing, day-care and medical/seniors facilities.....duh! Do you have Facebook? Have a look at the community pages. I realize most of the people on there don't take the time to complain at council public Q&A but its an accurate representation of the issues at hand.
- There should be enough rental housing available to house any recreation amenities included onsite.
- think creatively about the use of space and less of a divide between residents, staff, seasonal staff and guests. acknowledge the potential of attracting remote workers who may want to live in the village for a season.
- This is prime land in the heart of Whistler, which should be used for unrestricted residential properties, tourist accommodation, and such. Employee/affordable housing options should be on less desirable land not in the core village.
- This is prime real estate. Employees can benefit from housing further from the Village with an affordable, reliable transit system.
- This is the last opportunity to bring the community back into the centre of Whistler and in an affordable way as well as meet the needs for housing for seniors and for tourism service workers.
- this site is central and in prime location. It should predominantly include market housing, tourist accommodation and services
- This site should be used for tennis. We have been waiting decades for a proper site.
- this site should feel like an extension of the Village Stroll, bringing it to the rest of downtown Whistler
- Townhouses with suites would be good. Three level apartment style employee housing plus residential would also be good. Do we really need to maximize beds by building towers? I think it would be very unattractive and would not suit the area at all.
- Undoubtedly, employee housing should be a priority for the community. However, it doesn't have to be in a central location. This precious opportunity of centralized space in Northlands should be prioritized for a community amenity that benefits many in Whistler, not just a few who live there. I think that the highest priority should be health care facilities.
- Value should be maximized on this site to fund employee restricted housing elsewhere (distributed through the valley). There might be value in placing seniors priority housing here, in a similar model to Solana (i.e. Market first sale, then price restricted thereafter).

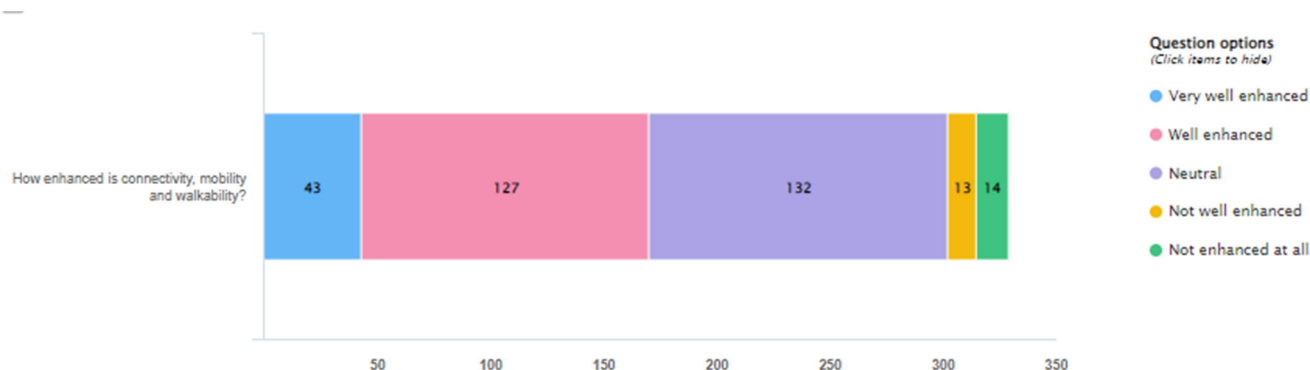
- Variety & balance are the most critical laments in order to achieve a sustainable neighbourhood
- we are busy year round now so "seasonal workers" isn't as vital, but general affordable rental housing year round is a priority since our shoulder seasons don't exist as much anymore
- We don't need specialized seniors housing. We do need non-TA, market condos into which seniors who are currently over-housed in SFHs can move, or anyone else. I don't know that we understand enough about supportive/low-income housing needs in the community to make this a priority at this site. Landing some new employee housing outside of the Cheakamus neighborhood would be a big win for the community.
- We need housing for those who work in Whistler and especially work in the village area from this development. Rental and seasonal or maybe even a priority that local businesses could rent for their employees would ensure that the employee housing component actually housed working employees.
- We seriously need affordable family housing! Three bedrooms with garages and proper storage. We live in a recreational Mecca and many of us are fundamental to making this community run but can't afford to live here or are treated unfairly by waiting years if not a decade or longer to then be able to purchase something without storage that our children cannot inherit for still up to a million dollars. I've done seven years university and still can't provide my kids a

home. I've lived here for 14 years. Come on Whistler. Prioritize local need not elitist privilege.

- WHA housing needs to be added
- While I don't support this space having resident-restricted housing, I do think that having seniors housing located here would be a good way to help our community age in place. I'd suggest they have the 10 or 11 story apartment building, and the more premium housing can be sold on open market, so that we can generate revenues for other community amenities. If seasonal workers or employee rental housing is on site, I would also like to see that in one of the multi-story apartment buildings.
- Whistler desperately needs family style homes that are Not WHA related but original sale price reduced. These can be resident restricted but anyone can own them. Such as complexes like Eaglecrest
- Whistler does not need additional luxury housing.
- Whistler doesn't need more hotel or nightly rental space but there clearly is a need for workers' housing
- Whistler has grown too big and is becoming too crowded it's time to learn how to prosper without continuous growth.
- Whistler is growing too big!
- Why don't you keep what's there already and develop the location you wanted to move the tennis club to
- You can offer a little bit of everything community (no nightly rentals, no international purchasing

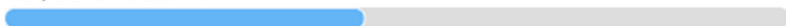
Guiding Principle #4: Enhance Connectivity and Mobility

- 21. Do you feel the development concepts enhance connection, mobility, and walkability to and from the site?**



How enhanced is connectivity, mobility and walkability?

Very well enhanced : 43



Well enhanced : 127



Neutral : 132



Not well enhanced : 13

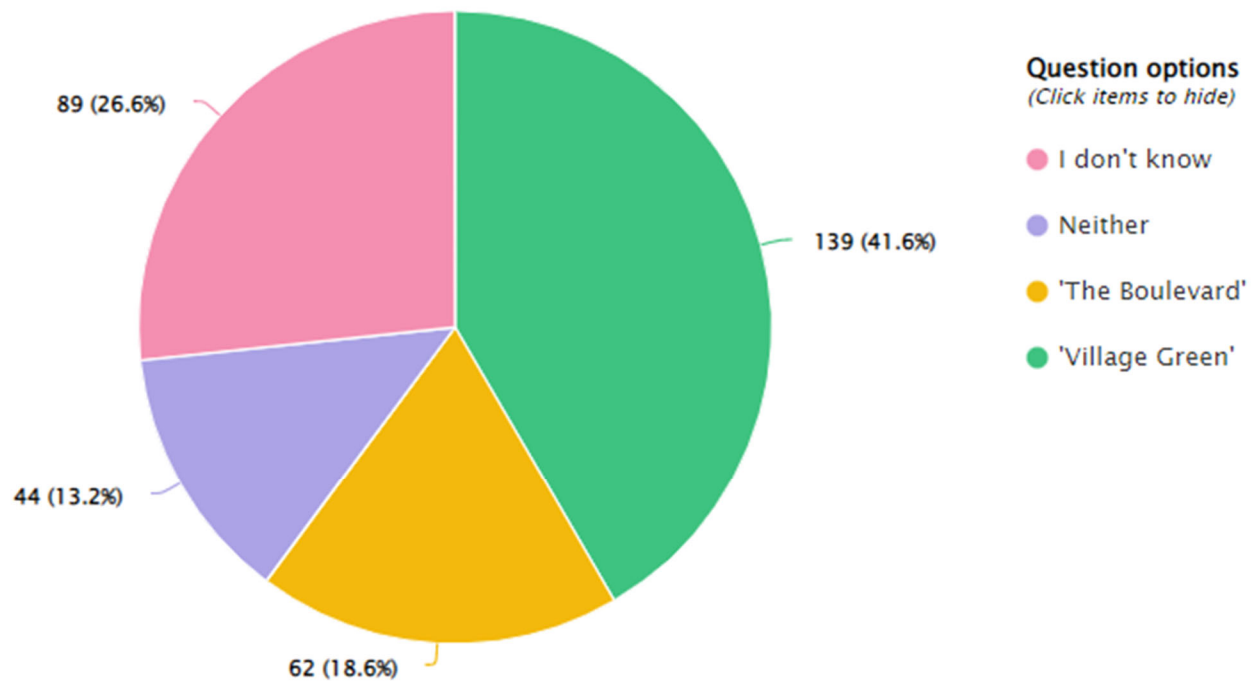


Not enhanced at all : 14

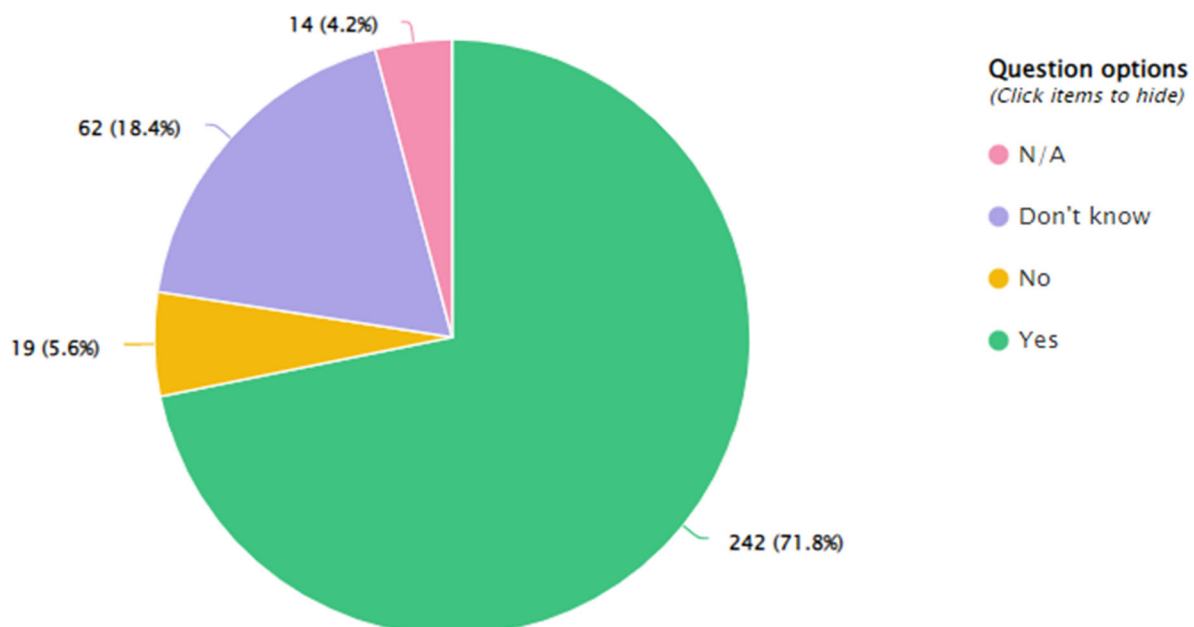


10 20 30 40 50 60 70 80 90 100 110 120 130 140

22. 'Village Green' establishes a road for vehicles around the edge of the site, and locates cyclists on a perimeter mews and local streets, with a variety of walking routes through and around the site. 'The Boulevard' includes a central road and mews along the western edge for vehicle traffic, with a dedicated adjacent bike path and a walking loop around the central watercourse feature. Thinking about the above descriptions, does one of the concepts better support active modes of movement around and through the site?



23. Are there appropriate connections to the existing Valley Trail?



24. The alternative development concepts establish new walking and cycling connections to Whistler's Valley Trail network, Northlands Boulevard, the Cultural Connector, and to public transit stops. What do you like best about how the development concepts enhance connectivity and mobility?

- 3 out of 4 isn't bad
- A focus on cycling and pedestrians.
- Access
- As a resident close to the property, people will cut through some developments to get access to the village, this needs to be addressed
- Access to Northlands blvd
- access to public transit stops is so important.
- Access to valley trail and walkability to bus stops
- Accessibility for those living in the development
- Adequate cycle paths
- all of it
- All of these connections can be achieved while keeping vehicle traffic to the perimeter of the site (Village Green)
- As the image indicates, this area is less than five minutes from most adjacent amenities. Connectivity does not seem like it will be an issue, as long as folks with accessibility/mobility concerns are consulted around the design.
- Bikes
- Connecting to the Valley Trail network will provide a more direct biking route to the Village from the north if approaching from the side of the highway.
- Connection to the valley trail network
- Connection to Valley Trail that parallels Hwy 99
- Connections to existing Valley Trail system
- Connections to the valley trail
- Connections to valley trail to encourage biking and walking.
- Connectivity
- Connectivity to all its surroundings
- Covered Bike Parking for those who bike year round
- Don't know
- Don't like it.
- don't care
- Don't know
- easy connections to the Valley Trail system
- Easy cycling links encouraging low emission transport
- Easy safe enjoyable routes that connect to valley trails, public transit & nearby services.
- easy walking to local bus service on Blackcomb Way and Lorimer Road
- encourage self powered mobility and public transport
- ensuring the valley trail does connect easily through the site and allow public access existing concepts look like an exclusive location for those who live in the buildings, rather than welcoming general community members to access the green spaces.
- Except on the Highway 99 side the cycle flow out meets roads not dedicated cycle paths
- Fewer people in our community need cars
- For fitness and climate conservation I prefer walking and cycling to driving.
- good connectivity to the valley trail for walking and cycling
- Hopefully encourage people to walk/ride
- how about what I don't like
- How the emphasis is on walking/cycling and providing the opportunity to do so safely.
- I already think the land is surrounded by the valley trail and don't think there is an issue with connectivity and mobility to the original site.
- I do think people on the north east corner will likely cut through existing neighbourhood to access valley trail perhaps, and vice versa - but understand the property there may want to discourage that at this stage but perhaps leave option available
- I don't have a thought about "best"
- I don't like this concept at all, so I decline to answer this question as you have worded it.
- I like it but it could be improved more.
- I like that active transportation and transit connections are prioritized.
- I like that there are limited access points onto and off the site. Less chance for

tourists to get lost in the neighbourhood on their way to Lost Lake or Green Lake.

- I like the connection of the Valley Trail. Making a connection to the current Village is not a priority but connecting via walking/cycling trails is the best way to connect
- I think the site has easy access to the existing valley trail. An extension of the valley trail through the development as a boulevard would be preferable to a road.
- I really don't have a strong opinion on the proposed development. All I care about is the protection of the racket facility.
- I would think about those seniors and chronically ill people that may not be able to walk far and need a car.
- If walking/ cycling options are easily accessible with safe storage options this will encourage green travel and keep vehicle use down
- Important to connect to Valley Trail and public transit
- It doesn't matter what happens within so much, it's all so close to the valley trail regardless!
- It includes them
- It's fine where it connects to valley trail on N side of Lorimer.
- Its fine but not an important enough location to be really important.
- It's not far to anything
- It's ok but not a priority
- It seems accessible
- It's good
- keeping traffic free areas
- Lets decide this after we decide land usage.....
- Linkages with the current network
- Keep the vehicles on the outside.
- Linkages with the current network
- Lots of access points from the existing Valley Trail.
- Lower GHGs
- Lots of opportunity for mobility from several points on the site.
- Makes active mode of transport "easier" than taking a car.

- many points throughout the development that connect to existing roads/paths
- Multiple access points
- My biggest concern is safety for pedestrians and cyclists, especially in the winter with limited sidewalks, crossing busy streets and in poor visibility situations
- My main request is only affordable housing. This is far less of a concern to me.
- N/A
- N/A
- need more trails for recreational activities and mobility
- No comment
- No comment about this.
- No tsure
- None until you show us plans for tennis.
- Nothing
- Nothing
- Nothing - the site is already easily connected to the valley trail and public transit
- Nothing really stands out on this design.
- Nothing special.
- Provides a good resting spot when you're walking through the Valley Trail. Can grab a snack or coffee from a local shop
- proximity to the village
- Putting housing so close to the village supports those who wish to live car-free.
- separation of bikes and vehicles
- separation of cars
- Simplicity
- Speaks for itself.
- That people don't have to rely on cars
- That there is connections!
- The site feels very open and easy to pass thru on foot or bike
- The site is already more or less connected to the current valley trail network. The Lorimer crossing will be the issue with 900 more bed uits across the road.
- The site offers additional stop over for pedestrians and cyclists offering additional space adjacent to the village and spreading out the people.

- The valley trail and Lorimer are near by and this may reduce automobile traffic.
- The valley trail connections are but Lorimer Road needs an attractive pedestrian/bike over pass.
- The village starts to become unwalkable when you spread it out like this. We need a village loop Gondola. Start thinking outside the box or you will destroy our village
- the walking and cycling connections to the valley trail network
- There are already adequate. Valley trails on both sides of the site, as long as a trail exists within then everything should be straightforward.
- There seems to be lots of open space and trail networks.
- These type of questions seem to me to be of much less importance. The survey should really be identifying employee housing as a priority, and what services

- employees would need nearby ie health care, daycare, laundry etc.
- They allow for the landscape
- They are lots of options to connect to the trails in every direction
- They do not enhance "connectivity and mobility"
- they tie in to the valley trail
- This just isn't important. It's on the outskirts of the village.
- This proves that non-car density could be way higher.
- undecided
- Valley trail already exists on the periphery that is well used.
- We need pedestrian and bicycle crossing on Lorimer.
- Would be the most closely connected planned neighborhood in all of whistler
- Wider Valley trails to accommodate the new speeds experienced for bicycles etc. (electric) and walking people) speed)

25. What is missing / what could be improved?

- A recreation facility established somewhere in Whistler before the current tennis facility is removed
- A bus stop as close to the Village Green Entrance loop to assist people getting to locations in Whistler , without cutting through other areas.
- a connection through Montebello to the NE.
- A diagram showing upgraded tennis facility is missing.
- A multi use racket center and indoor community gathering place.
- A Multipurpose Recreational Racquet Facility onsite or offsite.
- A pedestrian bridge over Lorimer rd
- A racquet club.
- A replacement for the WRC.
- Accessibility/ramps
- Add electric vehicle charging stations. More natural pathways, not paved.

- An easily walkable sports complex from the village like the complex that current exists.
- Another vehicle entry/exit to help with inevitable traffic nightmare
- As above in 24.
- As above.
- Bicycle accesses with parking and save electric e-bikes charging stations
- bicycle charging stations
- Bus loop at entrance to the development
- Can people park by their houses? It is a pain if you have to park and walk in with groceries, children, etc.
- Car should go underground, not on a surface loop. A grade separated crossing of Lorimer is needed...existing ped crossings cause conflict with drivers heading to the parking lots and this will only make it much worse.
- Connecting new bike paths from the development
- Connection right through the site both north and south and east and west.

- could be even denser (taller). More housing. underground all parking and vehicle access and reserve grounds for walking, cycling and open spaces
- Covered Bike Parking for those who bike year round
- Cross walk on hyway 99
- Disabled access. I have mobility issues so walkability isn't especially on my to-do list.
- Don't know
- Don't see improvement for connections. Well done in proposal
- Don't make it too high density.
- Either an under or overpass of Lorimer Road, to connect the main stroll to this area would be good.
- Ensure tennis facility
- Fine
- Hard to say
- How the trail and sidewalk and walking, biking connections are going to work across Lorimer Road and through marketplace and around health centre.
- I am sure you would have this but charging stations for electric cars in the parking areas as well as charging ports for e-bikes would be great.
- I don't understand what the goal is here. There are already connections to trails in this vicinity.
- I still think there could be more housing added. It's such a need in Whistler
- I worry about the possible traffic implications at Northlands and Lorimer. A pedestrian over or under pass would be better for traffic flow or a stop light. This would be a high use area and the other high use area by the fire station has accidents each day
- I would discourage any traffic corridor through this area....it should be traffic tree to make it quiet, and safe space for children and seniors.
- I'd like to see a completely different plan.
- IDK
- If possible further limiting /discouraging vehicles
- I'm very concerned about the connection to Northlands Blvd & the crossing of

Lorimer Rd. The pedestrian, cycling & vehicle crossing of Lorimer Rd is already an issue & one of the most dangerous in Whistler. What is the plan here?

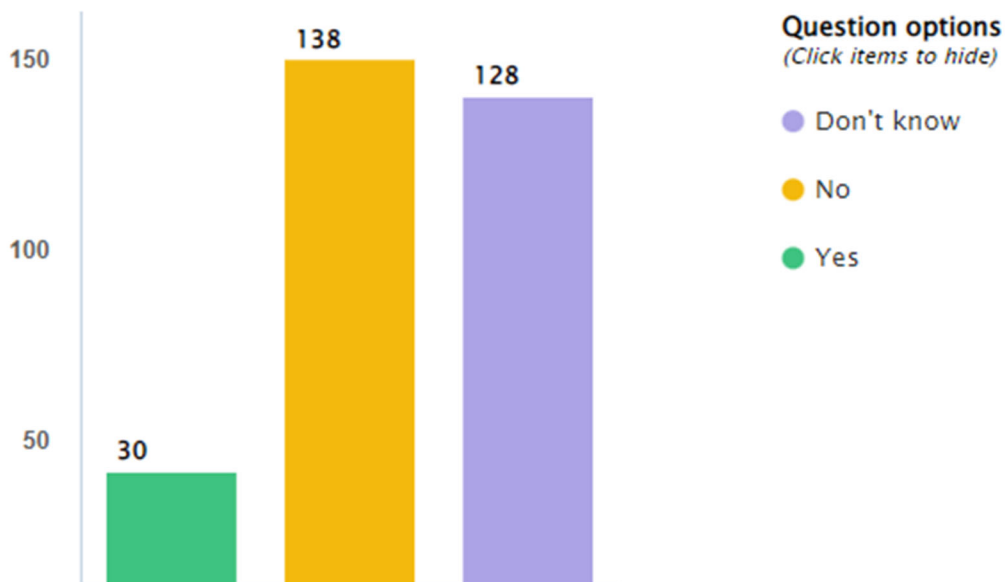
- Indoor tennis/pickle ball facilities
- It is a balanced concept
- Keeping a world class tennis complex
- Keeping with neighboring properties, low rise 3 story buildings
- Large tennis indoor outdoor facility with resort hotel which was the original Whistler planning goal.
- Leave the WRC alone [REDACTED]. Also tell Beedie to go the [REDACTED] back to Vancouver
- Less asphalt and less cars.
- Light system at Northlands. Increased amenities on site to reduce the need for crossing Northlands.
- Lorimer Road needs an attractive pedestrian/bike over pass.
- lower cost
- More bus stops
- more employee housing. less empty homes for Vancouverites.
- More housing
- More local affordable housing. We have tons of green space and a great valley trail. Maximize housing for locals!
- more trails for cycling
- More views
- Multi-racquet sport facility
- nature & a focus on the local community which can be achieved by NOT expanding roads and NO parking - there is NO need for cars because this is central and that is why it is perfect for temporary workers
- Need to ensure there is a racquet facility
- Needs more density.
- New rackets facility first
- No comment
- No comment
- north east access to valley trail
- Not sure
- Nothing
- Nothing comes to mind.
- Nothing is missing from my perspective
- Nothing-the valley trail already goes by this site-there is access.

- On the 99 side I think there should be one more connector to the Valley trail in the middle. Also an exit into Montebello to join the trail on that side.
- Overpass across Lorimer. Design that doesn't seem like a city planned private property.
- Perhaps a more direct walking/cycling route that is well lit (not like our current valley trails). This would help keep people safe.
- Phase 1 and sports facilities
- Plans for the redevelopment of a recreation facility--namely the WRC!
- please no high rise buildings
- Promote a less commercial feel and promote a more community feel.
- Provide an option that replaces the whistler racquet club either on-site or off.
- Provide for what already exists elsewhere before planning and developing otherwise.
- Recreational facility
- See comment above
- See last comment.
- Some parking for services, etc
- Staff housing.
- Stick to employee housing. Would also be great if any restoration of the wetland could be added with linkages to wet areas on the other side of Blackcomb Way
- Subway or overpass for pedestrians and cyclists similar to village gate boulevard. Lorimer is a busy connector road for the majority of vehicles accessing the mountain and parking. Pedestrians and cyclists need a way to cross that doesn't stop traffic.
- Tennis
- TENNIS AND PICKLEBALL FACILITY
- Tennis club
- Tennis club
- Tennis Club/ community gathering place consideration
- Tennis courts
- tennis facility
- Tennis facility
- Tennis facility

- Tennis facility
- Tennis Facility
- Tennis facility
- Tennis, we need to put back tennis into the plans.
- The connection at lorimer will be hard. Is there an option for overpass or underpass?
- The inclusion housing aspect for individuals with Developmental Disabilities that currently have NO allocated spot in Whistler.
- The site needs to include a racket center - every other amenity you are ousting is already in whistler
- The tennis club is missing
- The tennis facility is missing
- The Valley Trail along Northlands Blvd. from Village Gate to Lorimer is not very safe, as it mixes bicycles and pedestrians and crosses many driveways.
- there is nothing linking the village to this development besides walking across st and down Northlands.
- There is too much obsession with trying to make this parcel part of the village. Why can't it have its own unique identity and be its own space ? It's not Disneyland.
- there needs to be a better connection through Marketplace to the Olympic Plaza and the Village Stroll. I realize this is outside of the development area, but this connection is poor also for the existing condo complexes such as Symphony or Glacier Reach
- There should be access on the northwest side
- There still needs to be public parking
- This development will only compound the capacity issues created by the unconstrained growth already in place.
- traffic connection with HW99 (access still the same)
- Traffic light at Lori er it's a difficult intersection already
- Underground parking. Tons of it.
- very little surface parking.
- water park

- We need to focus on creating a way for people to connect with one another, not do more isolating, individualistic activities.
- Whatever concept allows for the safest travel by foot and bike
- Why the big traffic circle in North West corner?
- Without pickleball both concepts are losers
- world class tennis/racquet facility
- You should get the #4 Marketplace Bus to loop into the front of development to pick up pedestrians. This will link not only the village better but also the upper village. The bus already drives down Northlands Blvd, easy to implement.
- Your commitment to score-existing agreeyto build a world class tennis centre that will enhance the lives off locals and visitors alike. People need things to do beyond shopping and skiing and golf

26. Do you see barriers to mobility and walkability in the alternative development concepts?



If you answered yes to the above question, what are the barriers?

- A better crossing for pedestrians and bicycles on Lorimer.
- Again, just making sure some car access is still available for those that really can't walk or roll.
- Barrier is that it will not feel welcoming to the general public.
- For people with mobility issues such as myself an emphasis on walking to things is not especially helpful.
- I am concerned about the central boulevard with vehicle traffic interfering with the walkability of the central area.
- If shops etc. how are seniors/others dropped off with some vehicle access to facilities?
- Limited parking for those with accessibility issues or families
- Lorimer Road.
- No cross walk on hyway 99

- Northlands/Lorimer intersection is already busy at peak times. Having increased pedestrian and vehicular access into and out of the site will lead to increased strain on road users leaving and entering the village.
- One way out of the site for vehicles.
- Pedestrian vehicle conflicts at the main entry point on northlands, especially for option send cars left and right at that junction
- Putting cars in the middle of the development makes it harder for mobility-assisted folks to move around
- See #25
- Subway or overpass for pedestrians and cyclists similar to village gate boulevard. Lorimer is a busy connector road for the majority of vehicles accessing the mountain and parking. Pedestrians and cyclists need a way to cross that doesn't stop traffic.
- surface vehicle traffic and the absence of a pedestrian connection through Montebello to the NE.
- The boulevard creates mobility issues when coming from apartments across the street. Curbs. Crossing a road.
- The plan for its use is not clear, so of course there are barriers when you do not have consensus on what the concept should be.
- The tall buildings
- The traffic flow issue
- There is nothing linking to this development from the village.. besides walking across the street... nothing has changed..
- There needs to be a bus loop at the entrance , that links the community to the Village Green concept
- There should be more 'walking exits'. I don't see them now.
- These options are the same. Come up with something different that includes a racquet facility.
- Urban sprawl
- Valley Trail safety along Northlands Blvd and safety of the Lorimer Road crossing.
- Vehicles
- Visitors will find the location disconnected from the rest of the village due to the distance.
- What if someone has mobility issues
- Wheelchair/physical disability accessibility needs to be addressed.

27. Do you have additional thoughts on how this site can enhance connectivity and mobility in Whistler?

- A cafe would be a great idea so as to build a space like Crank'd in Rainbow that the locals love and not needing to go to the village on a Sunday morning when all you want is a great cup of coffee with a friend.
- A diagram showing upgraded tennis facility is missing. Location is perfect for tennis.
- add underground parking under the world class tennis/racquet facility
- Although I like the village green and keeping the cars out of the centre, parking is a huge issue for Whistler and so a lot of underground parking should be included in this
- As above, I hope folks with mobility challenges are consulted about the functionality of the design.
- As long as people have homes with storage, with such a prime location I'm not concerned about this. Based on location, this will happen naturally. I'd love more independent companies to afford commercial space.
- As mentioned, having local recreational facilities enhances the community and visitors alike and contributes to the feel of Whistler as a recreational destination.
- Barriers may arise depending on where seniors and accessible housing is located - that would require more road access and at least for the seniors - a drop off

space that can accommodate a few vehicles and perhaps a small activity bus.

- Bike share operations
 - Bring another option that contemplates replacing the whistler racquet club either on-site or off
 - By not being a tennis facility.
 - connectivity and mobility for humans, you should specify
 - Cross walk on highway 99
 - Doesn't seem overly complicated, so, no.
 - Don't push a connection to the stroll. It is as much a part of the stroll as is Symphony, Montebello etc.
 - Don't try to connect to Village other than through existing Valley trail system
 - Don't see a clear plan for elevations, adapted doors, public restrooms, etc.
 - fast charging electric vehicle stations. Whistler does not have any infrastructure to note, and this needs to change. Secure bike storage and end of trip facilities for all of the community eg lockers that could be accessible to anyone who would like to rent for the year/season or by the day. a small community hub that includes social and F&B.
 - Focus on engagement types of activities.
 - Free community WiFi
 - Have more public input.. Listen to owners in the surrounding village
 - High rise, high density buildings do not enhance mobility, only create more traffic into the village.
 - Higher density employee housing centrally located - try to target staff who work in the village area
 - How do you expect an active community of racket sports players to sit on their hands for years while this money grab plan takes precedence?
 - I do like the movement and flow from existing Village
 - I really don't have a strong opinion on the proposed development. All I care about is the protection of the racket facility.
 - I think I need to know the land usage before i can comment on the above.
- Context...its all about context

- I think this questionnaire is limited in scope, because it has not identified employee housing as the single biggest issue that the Whistler community faces.
- it is already connected,
- it's at the hub of everything in the village already. if people aren't going to walk or ride from there, you can't plan your way to make them do that.. valley trail in and out and you are golden!
- Just leave it alone.
- Keep it tennis
- Less density and a design that doesn't look so strata property centric with private amenities.
- Let keep in mind that for 6 months of the year most of the development will be under snow so let's ensure we are designing optimally for YEAR-ROUND use! Green space is nice, but they are only usable 7 months of the year and there are lots of very underutilized green spaces in Whistler already!
- make a better connection for cyclists and pedestrians between the site and the core Village area.
- Make certain the bicycle parking facility is designed to promote active transportation.
- Make sure there's proper bike parking, and that it's easily accessible from the valley trail. Have racks/storage near where it becomes 'pedestrian only', and not deep within a winding pedestrian only walkway - I'm thinking to avoid user conflict..
- Model designs & practices that can be applied to other neighbourhoods & the village
- more cycling and recreation activities
- Multiple entry points will make it feel more welcoming and less exclusive to the owners
- N/A
- N/A
- NA
- No
- No
- no

- no
- No
- No
- No
- no
- NO - The site impedes on existing recreational activities
- No - with Lorimer road as a major artery, connectivity will always be a challenge, with no cheap solution. I think the focus should be on making this place its own unique space with its own personality. Everything doesn't have to be connected like Disneyland
- No comment
- No opinion
- No this is already present.
- Nobody needs to drive through this site. It's not connecting two busy hubs. It's on the outskirts of the village. If you put a road through it the surface parking will be swamped because hundreds of people will live here. Build a ton of underground parking and make it a walking space.
- Not at this time
- Not sure of the appeal to attract people to go there and if it does, will parking become an issue. How will traffic in the area be affected
- "People walking, hiking and riding all need to be fueled, having multiple small local vendor food restaurants, and coffee shops, would make for a great re fueling hub.
- Lots of bike racks, and seating would encourage people to linger.
- A VERY large map of other Whistler Valley trail food stops , would create a piece of a greater walkabout , ride about , day journey for locals and guests."
- Perhaps a more direct walking/cycling route that is well lit (not like our current valley trails). This would help keep people safe. Public cycling infrastructure.
- Please lower the tall buildings
- Provide access to an all electric vehicle car share fleet for new tenants, so no one

- will need parking but access to a car share instead.
- Real climate impact means reducing cars. This means more housing for locals in spaces like this so they don't have to rely on vehicles to get to work, groceries, and other amenities.
- Scooter or ebike share
- See above
- see above. No surface vehicles
- Should connect through monticello
- should have car access similar to main village
- The site is already connected to Whistler. Your word salad of questions is nothing more than an attempt to have the questionnaire provide the answers you want to hear.
- "There should be a roundabout at the corner of Lorimer & Northlands.
- It is less important that staff be able to walk to work- I would rather see more staff housing delivered elsewhere than a smaller amount in this location just because they can walk everywhere."
- Vehicular traffic from the site onto Lorimer Road will provide real challenges to an already clogged road system in fact the current crossroads are already dangerous
- Village Gondola, slow and peaceful- eg SanDiego Zoo
- We should definitely increase the "underground design" on these lands for the e-bikes charging stations and save "parking"
- what are the accessibility options
- where is parking for workers and residents? the days lots are already packed.
- Who says this is a priority. ? Evidence? Bias again.
- Wide sidewalks. Internal Bike lanes. Pedestrian Signal crossings
- Widen valley trail along Lorimer and improve crossing of Lorimer and trail, pedestrian space at highway 99 and Lorimer. More people will need more space for safety.

- Yes, build a multi use racket facility with indoor space for community gathering. A

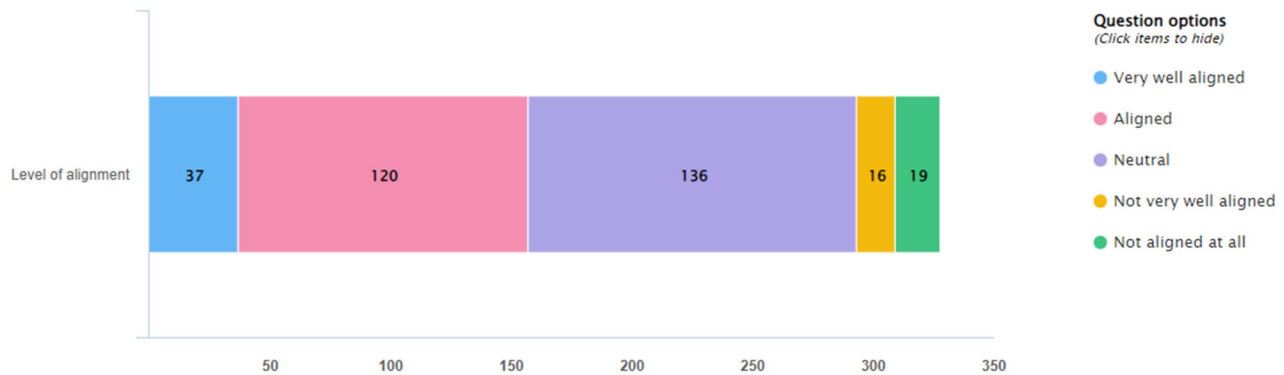
hub for locals tourist second homeowners to connect.

Guiding Principle #5: Accelerate Climate Change Solutions and Address Resource Use

28. Whistler's Climate Action Big Moves Strategy focuses on transportation, buildings, and waste, and articulates the key strategies Whistler will need to further reduce greenhouse gas emissions to meet its targets, and describes six Big Moves. The Northlands alternative design concepts seek to advance three:

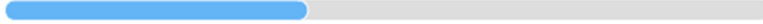
- Move beyond the car, by emphasizing a walkable neighbourhood, and improving trail connections and access to public transit,
- Decarbonize passenger and commercial transport, by focusing design on active transportation and providing electric vehicle charging infrastructure, and
- Build zero emission buildings, by designing energy efficient buildings, achieving ambitious BC Energy Step Code targets, and using renewable energy sources for heating and cooling.

How well do you feel the sustainability approaches described in the alternative development concepts advance Whistler's climate and sustainability goals?



Level of alignment

Very well aligned : 37



Aligned : 120



Neutral : 136



Not very well aligned : 16

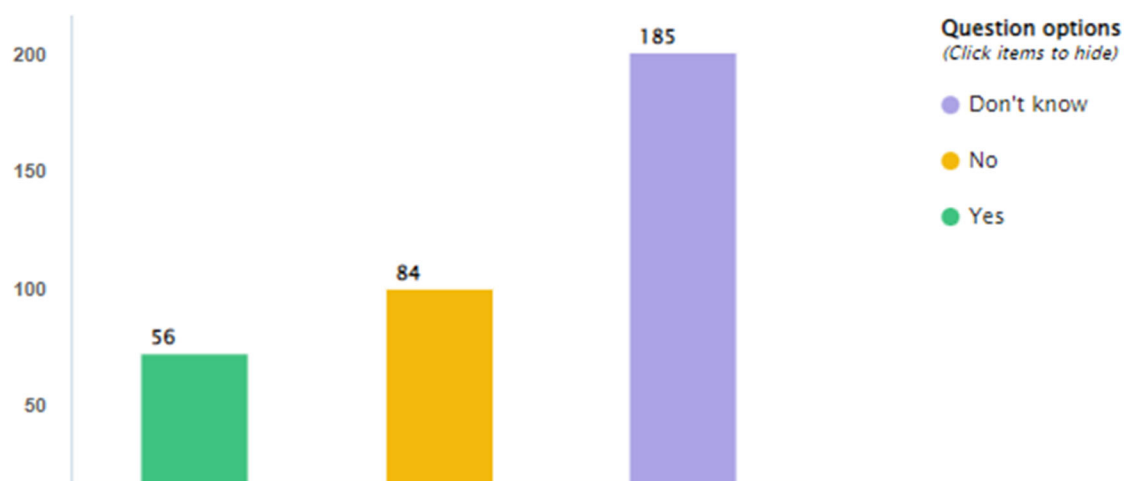


Not aligned at all : 19



10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

29. Do the development concepts miss important opportunities to achieve climate and sustainability goals?



If you answered yes to the question above, what is missing?

- A phase-out of cars
- adding more nightly rentals just adds more traffic
- best way not to make more trash is to use what we have already made. why build more? we have so many unused buildings we could retrofit - but they are owned by the rich and never used? Priorities seem a bit misaligned
- Bike parkade
- Build Net Zero buildings
- building orientation does not appear to maximize solar gains. D.E.S's remain the gold standard for energy efficiency.
- By adding more beds to Whistler you will be increasing the carbon footprint and sustainability.
- development in general is counter productive with regards climate and sustainability
- Employee housing to reduce daily commuting cars
- Food security!
- Geothermal heating. Solar roofing. Passivehouse building techniques
- green roof and solar
- Haven't seen any projections on any of those
- High density high rise buildings only encourage more single vehicle traffic. High density complexes should be located outside the main village with easy to access bus transit to the village. This is only making the traffic problem worse.
- Higher density employee housing - way more units!
- Housing a large number of staff close to the village is essential. More private residences with a much lower ratio of people/sq ft does not address this objective.
- If all of the staff in Whistler are forced to live in Pemberton and Squamish and then commute to Whistler, the traffic and sustainability goals will suffer. Locating the staff centrally will inherently help to achieve climate and sustainability goals.
- If you push out the racquet facility and locate this elsewhere you are then forcing travel via car
- It is unclear if it will focus on using low carbon building materials and minimizing waste
- It should included a large solar panels structure supplying at least 50% of all electrical needs
- It will be a major carbon footprint if the above development continues. There is absolutely no consideration for community without buttering the planners and developers bank accounts! I'm pretty angry with what this is meaning to The Whistler community
- Low energy transportation
- More housing for the folks that work in the resort in close walking distance to jobs and services.
- more natural spaces, restoration and preservation of habitat
- No natural gas back up
- Passive haus?
- Passive House principles. Only building to Step Code 4
- Passivehaus standards
- Poor transit connections with schemes shown, and poor connectivity for intercity travel
- Prioritizing local housing for reasons I've already specified
- recognizing that this site should be carless - no parking and no roads
- reduce parking access. if this is truly going to be for residents, they don't need cars. reduce parking requirement. Persuasive encouragement to no vehicles needed.
- Removes community facilities
- Smaller scale development.
- Sum
- Sustainability has many aspects. Recreation facilities are important for health and mental health.
- Sustainability is based on three pillars - social is one of them. The tennis facility

contributes to community well-being. The central location allows kids to walk from Myrtle Phillip, parents to access shopping, and facilitates active transportation.

- Tearing down a perfectly good amenity is NOT meeting any environmental goals. You are causing big carbon impact there! throwing all those materials away, carbon use of equipment to do that. carbon impact on building new.
- Tennis club which has no negative impact
- The development will bring more visitors driving cars up to Whistler which is not sustainable or carbon neutral
- The Muni need to be involved with waste disposal - Whistler does not do this well.
- There is nothing radical in the building propositions, the "ambitious" targets are not ambitious at all, but rather are incremental steps inline with moves the entire industry is making
- This site should be the known throughtout the world as the "greenest building project human history has ever seen". Where are the green roofs? Where is the wind/solar

power? Where is the food production? Think 2060, not 2030.

- Too much density in sensitive area will create too much negative
- Use Gastown as an example. Multiple buildings were built without parking for units. This type of concept should be used here. Don't worry about cars/parking/traffic. Build it to deliver employee housing.
- we don't need more concrete buildings
- Whistler's "climate action" is completely and utterly irrelevant to the climate problem we face. It is a virtue signal, sure we care, but even if all of Canada undertook Whistler's most well meaning attempt it would not help. Fund research on renewables!!
- Wildlife and natural area preservation
- Would be great to have an indoor growing area or community green house. This could be off site but should be included for use for these tenants. Maybe think about having a community use room
- You forget some people have to drive so you can stop pushing your green agenda

30. Whistler has emphasized the importance of sustainable development. When thinking about this project, where do you see the greatest opportunity? Rank in order of importance with 1 as most important.

OPTIONS	AVG. RANK
Lower energy use and emissions through a focus on passive design strategies such as building orientation, maximizing interior daylight, and natural ventilation	2.53
Reduce or eliminate reliance on fossil fuels for heating and cooling by using low carbon energy systems, renewable energy, heat pumps	3.03
Minimizing the heat island effect with strategies such as green roofs and reflective paving materials	4.32
Habitat restoration including creating corridors and selecting native plant species to supporting pollinator species and birds	4.42
Create a compact form of development to encourage active transportation	4.46
Onsite stormwater management through retention ponds and landscaped wetlands	4.65
Use mass timber construction to reduce embodied carbon and greenhouse gas emissions	5.43
Achieve ambitious step code targets	5.96

31. Are there other sustainability measures that should be considered?

- 3 story building height minimum. Design stairways with natural light if possible and inviting decor; less industrial to encourage use vs elevators
- as above. do not treat down something that doesn't need to be destroyed.
- Bigger open spaces
- Build a racquet facility.
- Build the racket facilities first
- Build to passive house standards.
- build with durable materials and look at overall sustainability, not just the immediate carbon footprint. Build easily maintainable structures
- Building less units that depend on transportation up and down from Vancouver.
- Check with a scientist
- Community gardens for growing food. Ample secure bike storage to encourage bike use and ownership
- Compost and recycling facilities on site.
- decfd
- DK
- do not build and they will not come. Mass transit for visitors decrease the number of cars visiting. ie effective and efficient train connections
- don't know, not my expertise.
- E bikes charging for homes
- Easy access to a recycling / garbage house and COMPOSTING
- Electric buses
- Employee housing to reduce the commute impact
- EV charging. Secure bike storage.
- Food production! Solar/wind power on rooftops, Green roofs, have trees and plants growing up and around the buildings so all we see are windows and no actual building siding/paint. What will this building look like in 2060?
- Garbage on site
- Green roof concept
- growing own food, community garden,
- Having folks live close to their jobs and other services
- I am concerned about reliance on electricity only. A single monopoly on

energy will have a negative impact on the consumer/ taxpayer.

- I think the list of the above items is ridiculous
- If you don't tear down a perfectly good building that's pretty good sustainability.
- Im sorry but sustainable and development seem inherently contradictory to me. The developer's primary goal here is to maximize their profits.ofit
- keep the tennis facility centralized to minimize traffic
- Large enough recycling facilities to accommodate new buildings
- Lawns are pretty but overall mostly need to be maintained by gas powered machines. I don't see garden space here for people to grow their own food. This is green space that contributes to food security and for many would be considered "play".
- Leave it as is, improve village and parking lot transportation methods
- leave the trees
- Led lighting
- Less buildings. Less luxury housing that will likely sit empty a good part of the year utilizing and wasting resources.
- Less density overall in the market apts/townhouses.
- Local housing and the impact overtime trumps all of these initiatives
- Low density
- Lower density.
- Major e-bikes charging stations with the secured e-bikes parking.
- Mass public bus/rail to Vancouver to get visitors to the new development. Until that happens develop the land for benefit of locals and tourists who are already coming to Whistler
- Minimizing waste during construction and setting up buildings to be easy to repair, renovate and use with minimal waste.
- NA
- need to balance cost of building requirements with end price... not sustainable if it helps the earth but never

gets built or only rich people can afford because of how much it cost to build.

- Need to consider the negative environmental impact of demolishing the current facility and rebuilding somewhere else.
- No
- No
- No comment
- No comment
- No comment
- no idea about the answers and I don't have any information about the developments sustainability
- No use of fossil (natural) gas and appliances such as induction ranges required.
- No. Until I see a tennis facility it is not worth responding to a biased survey.
- Not sure
- Not sure.
- Park and bus for guests into village. No visitors past Function Junction.
- passive house buildings
- People still drive, charge stations, free shuttle bus service to the mountain. Underground parkade
- Photo Voltaic Electricity production
- Recycling bins with regular municipality collections
- Reduced parking
- resort sustainability - how many more guests can we manage and manage well
- Reuse the tennis centre by improvements only
- Snow storage for summer cooling.
- Solar or Wind to power street and path lights
- Tax residents, fund research on renewable energy. Use the science to inform how you make sacrifices, not the virtue signalling.
- Tennis is bad for the environment.
- the energy source(doesn't care if is fully electric if the energy provided came from burning fossil fuels.
- The social pillar.

- There should be dedicated public transportation and employee HOV lanes on 99.
- This development will only compound the capacity issues created by the unconstrained growth already in place.
- This is all stuff that sounds good on paper and does nothing.
- Trees will minimize the heat island effect while also managing stormwater and provide habitat for native wildlife - focus on trees not green roofs or expensive paving materials. Building materials to focus on are bird-friendly windows.
- Utilize water heating infrastructure to keep pavement ice free like some stairwells and other areas in village.
- Waste management
- Where is the option to respond that "sustainability" targets are driving up the cost of living and should be de-emphasized in this development?
- Why is there no mention of solar panels. In addition to roof top installations, architecturally coloured ones can be used as siding or balcony railings.
- Yes, keep the current building and tennis court facility and develop from there
- Zero waste construction

32. Do you have additional thoughts on how this site can accelerate climate change solutions and address resource use?

- all of the above are important and related. It's hard to rank assign a priority to them
- as above
- Be a model of reusing existing materials where possible.
- build minimum -
- Build the greenest building project ever built on planet earth to date. If not then Whistler is not "world class" and just trying to meet standards is not enough. Why not use wind and solar power, green roofs? Imagine a building itself that provides pollinator habitat.
- Build to passive house standards
- Building less.
- climate change is a scam
- do not build it
- Don't over populate and build a recreation centre.
- Don't allow any building. Instead convert to a carbon offsetting green space because we are in a climate crisis. Don't allow any development at all until developers can demonstrate carbon neutral designs with 50% employee housing included in any future developments.
- Don't demolish an entire facility.
- Don't sacrifice practicality for greenness- for example the hydrogen buses were a great idea in theory, but they didn't work- let's find the right balance between being as green and sustainable as possible but also practical.
- electric car-share. District Energy System
- Employee housing
- Encourage Public transport, avoiding the use of personal vehicles
- EV Charging and E Bike Charging
- Get China and India on natural gas to replace coal and have them stop dumping garbage in the ocean and stop worrying about virtue signalling at Whistler
- Get smart about waste removal.
- Give priority to residents without cars
- Habitat restoration including creating corridors and selecting native plant species to supporting pollinator species and birds—This is so important!
- Having kids is one of the most unsustainable things you can do. Building this development out as family friendly with amenities for kids is actually encouraging people to do something that accelerates resource use. I think we need to address seasonal workers above all.
- Higher buildings. More compact density leaving more area for green.

- Higher density employee housing
- Highest level of BC step codes and passive house principles essential.
- I do not know enough about the individual technologies and costs associated with the proposals for sustainable development to make an informed ranking.
- I do not subscribe to climate change alarmism. Everyone, of course, wants a cleaner, sustainable planet. But I do not support the dogmatic ideology of climate change and all the harmful policies it is causing, such as inflation.
- I don't know what these concepts are so rated them low-'Use mass timber construction' 'Achieve ambitious step code targets'
- I think sustainability should be addressed in a lot of different ways. I don't think that communities should worry about it as much as the waste that is created when ie leaders fly around in their private jets. Don't saddle the average citizen with unrealistic goals.
- If geoexchange, build in a way that it can be connected to other nearby developments that use older less efficient system
- I'm not sure how we accelerate climate change solutions and address resource use through development so this is mute point to me.
- Incorporate a central solar water heating plant for domestic hot water uses.
- It is not going to solve climate change so don't try to make it do so and cripple it with overly ambitious requirements - remember the olympic village, how did that work out for you?
- Keep existing resources unchanged
- Keep it the way it is
- keep more green space and don't build so many structures
- likely too late
- Lower density
- Lower density is a no brainer for less carbon.
- Maybe solve the traffic jam stopped and idling from Powerline Hill to the Village on weekends.
- minimal pavement and allow more natural and greenspace.
- minimize hard surfaces, use a diversiyt of perennial native plants that are drought resistant. limit housing to dorm for temporary workers owned by a consortium of local small businesses, who . must sell at the price they bought i.e., NOT for profit (like a cooperative). Rents for workers are also set as non-profit. The objective is to provide affordable living for temporary workers - this is the benefit to small business owners and this is what makes it sustainable.
- more employee housing so less workersneed to drive/commute from elsewhere every day
- More energy use. More traffic. How can this possibly help with our GHG emission goals?
- More solar panels generating clean green energy for years to come.
- NA
- No
- no
- No
- No
- No
- No
- no
- No I think it will only increase the problem in town.
- Not developing it would be the most effective climate change solution...
- Put a glass dome over the whole thing and turn it into a closed system like a terrarium. :)
- Reuse the tennis centre
- roofing systems that don't reflect heat
- See 33 comment
- See above
- Solar panels
- The city planners are wasting a valuable chance to retain an indoor/outdoor

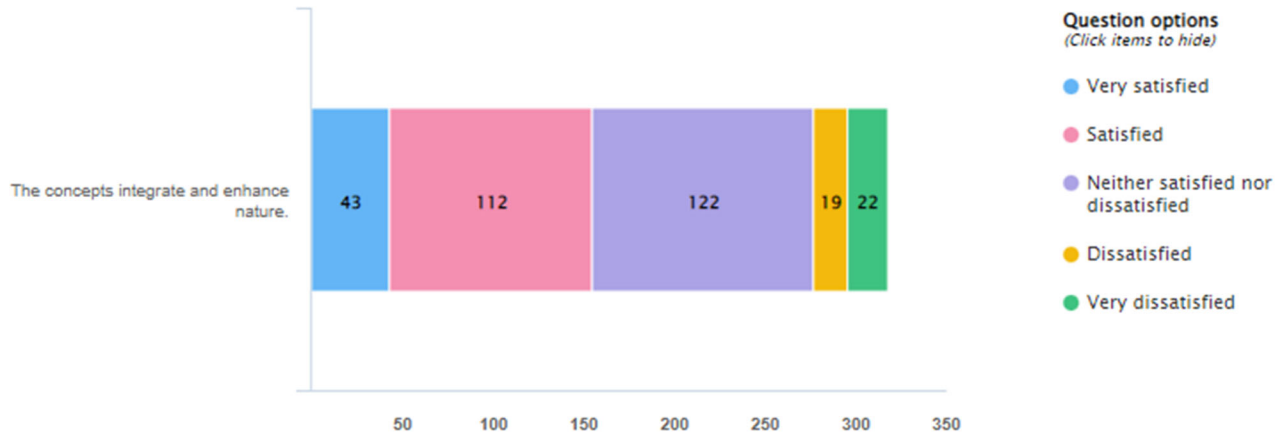
recreation facility that has been treasured by the residents and guests for decades

- There is too much of a CARBON FOOTPRINT WITH THE DEVELOPMENT OF THIS FACILITY. It is overthought for padding the developers and planners pockets
- There should be no natural gas services to this site. Water heating, dryers, stoves, fireplaces, patio heaters can all be done electrically whether it is residential or commercial. All stove connections, residential or commercial, should be wired so that they are capable of using induction cooking.
- These questions are getting way too detailed for the general public to answer (for someone who is not a subject matter expert). How am I supposed to know what a Step Code target is?
- this is a step in the right direction to have housing in proximity to where people are going on a daily basis. this should help reduce the need for personal daily single vehicle commuting
- This is ridiculous. Face the fact that this site can't accelerate climate change solutions. The climate crisis is a global problem, and it is ridiculous to suppose that it can be affected by the Whistler Municipal Government. The best way to move the needle globally (and here it is only a tiny amount) is to use the considerable resources located in this locale to create knowledge that can be utilised globally to solve this problem. But putting extra seals on buildings, or making people walk a little more etc. will do absolutely nothing to solve our existential crisis. As a government, focus on what can be done instead of signalling that you are good people. We all agree the climate is a huge problem, let's try to tackle it with things that work.

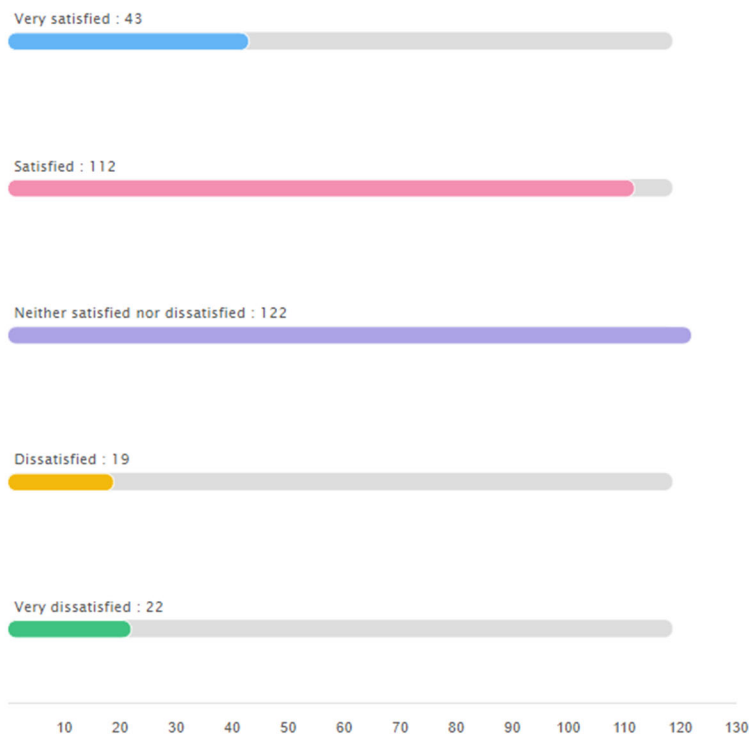
- This it too long.....only tennis players will take the time to fill out this entire thing.....you're not going to get an accurate picture of anything here.
- This site only encourages the use of more cars in Whistler. High density housing should be located closer to commercial centers with frequent bus service into and out of the village for employees.
- This survey is TL;DR
- To answer these questions it would be helpful to have a proposed design for the tennis facility.
- Use of solar panels on the roofs
- We don't need to reinvent the wheel here. Either we build cheap housing in whistler or every person working in town is driving from pemby or squamish every day. Every dollar you add to the build cost with is making it more likely that a person is going to drive to work from pemby every day. Density has a small footprint and it's easier to heat one building with 100 units than 100 buildings with one unit. Anything beyond that is counterproductive.
- We get thousands of visitors travelling Sea to Sky every day. If you want to be proactive with a climate agenda then reduce the hours long wait times in/out during peaks. Hundreds of times more energy consumed than any little village development. Gotta focus on the important stuff please.
- Yes I think the best way to address climate change impact and addition resource use would be to not develop it and make the whole thing a green space. You asked.
- You do know Tennis and pickleball do not affect the environment like construction?
- Zero waste construction

Guiding Principle #6: Integrate and Enhance Nature

33. Please rate your satisfaction with the following statement:



The concepts integrate and enhance nature.



34. What is missing?

- A recreation facility.
- Another murky water feature? our real rivers and streams are much more eye catching
- Any development will reduce nature!
- Community garden program.
- Community gardens. Something to improve food security and contribute to biodiversity
- Consider wildlife corridor if existing routes exist.
- d

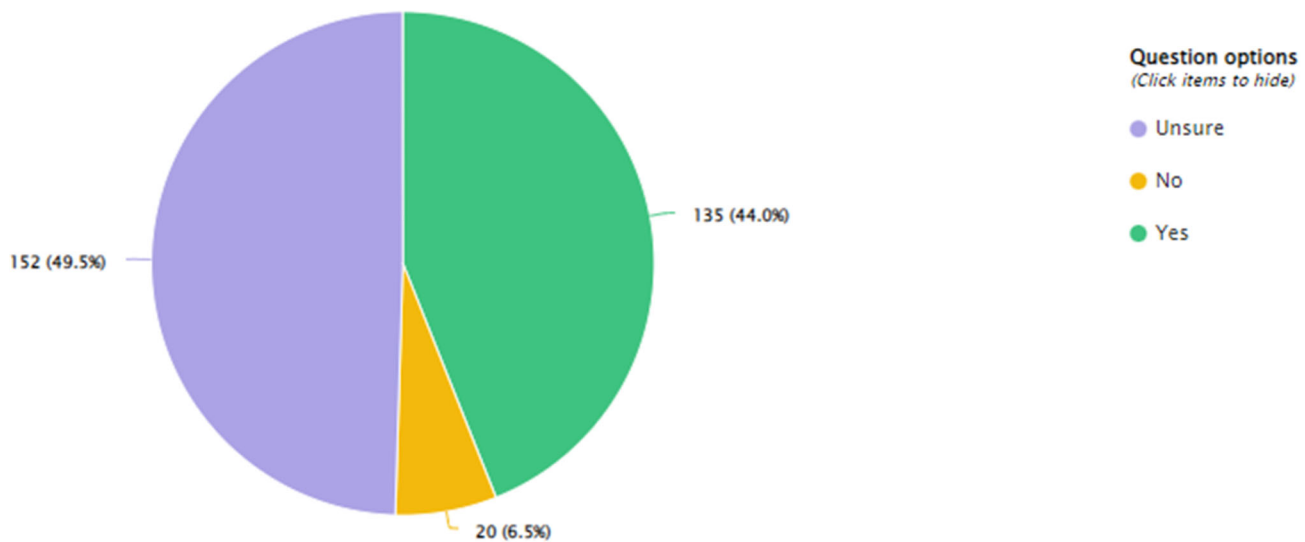
- DK
- dog parks and community gardens
- Don't get fooled by the developers promise to provide amenities. Instead, the muni should extract as much employee housing as possible.
- Don't use so much pavement.
- Everything tennis
- Explain to me how an 11 story apartment building enhances nature??
- Food security. Where's the community gardens? I understand fruit trees are a problem with bears, but they could be fenced. Can you plant native plants and also food bearing bushes/trees? A community garden growing space?
- Forest
- Get rid of pavement in as many places as possible and use gravel or natural pathways
- Green roofs, food production, solar and wind power.
- Hard to figure out at this time
- High population density impacts this goal greatly. More bodies - more noise - less wildlife.
- Housing for residents. Significantly higher density to ensure housing opportunities for locals.
- I don't think anything can "enhance nature" if you are building on the site and bringing more people to this area.
- I like seeing bat boxes placed by new builds to help reduce the bugs
- I really don't have a strong opinion on the proposed development. All I care about is the protection of the racket facility.
- I think there is an overemphasis on retention ponds and landscaped wetlands on this particular site which has minimal natural habitat to be preserved as prior developers already destroyed it.
- Indoor community recreational space.
- Input on the future of the recreation facility
- It is unclear how this will assist nature. Windows should be selected to minimize bird deaths. Selection and minimization of

material use will help to decrease nature loss elsewhere.

- it's a development, so it will never be as good as a natural site.
- It's not natural, it's too contrived.
- It's not your fault, the whole system is a mess, but let's not kid ourselves that you are here to enhance nature
- Lack of WRC equivalent.
- larger wetland areas away from public space
- Less development.
- Let's face it, no development is going to enhance nature.
- Look, we've got plenty of nature here. Don't emphasize this at the expense of other potential outcomes.
- maintaining trees and connecting wetlands by removing infrastructure - there should be a wildlife underpass to connect the Fitzsimmons wetland with what could be natural wetland instead of a manmade pond. This is Whistler not Vancouver
- Missing? Nothing, I am just skeptical that as much energy will be put into the implementation as will be put into the marketing of the initiatives.
- money over real nature
- More "green"
- More natural habitats for birds nesting
- More open green spaces with smaller buildings
- More open space
- more winter focused activities outdoor
- N/A
- natural forest habitat
- natural spaces that are more than accessible to the community. it looks too exclusive to market residential homeowners in the current concepts.
- Nature
- Nature is great, but emphasis on recreation is more important.
- Nature is not grass and a pond. Honestly, it is hard to see end result from such an initial design.
- Need lots of underground parking

- No comment
- No comment
- No comment
- No spraying of neonicotinoids or glyphosate.
- Nothing comes to mind.
- Nothing missing...just too much development.
- One of the proposals is to move the racquet facility to another location i.e. athletes village. This will increase significantly fossil fuel usage which is not in line with the sustainability of the Northlands project
- Outdoor tennis
- Outside of bear proof garbage bins, there isn't a lot of discussion about animal pathways etc.
- preserve and support as many existing corridors for bears etc as possible
- Rainwater collection for use in toilets and for watering gardens would be great!
- Reality? Nobody is going to a high-density housing site to connect with nature. We are in Whistler. Surrounded by nature.
- Replacing recreational facilities
- Roof top green space
- Some kind of window treatments so birds don't fly into windows.
- Space for community gardens
- Sports facility
- Streamside buffer, protected water areas, restoration
- Tennis
- Tennis club
- tennis concept
- Tennis facility
- Tennis facility
- Tennis is missing.
- Tennis!!!!!!!
- Tennis!!!!'
- Tennis, pickleball and employee housing
- The concepts regarding nature are very urban-centric, e.g. pollinator gardens. This site is built over a wetland that could be restored, at least somewhat. Natural areas are missing from this entire planning evaluation. Very disappointed.
- The existing facilities
- the natural environment will be destroyed during excavation and development
- The tennis facility
- The undeveloped parts of Whistler are all natural, note that the fake river through the village is or was coarsely voted biggest waste of money and most locals look at it as laughable. Want a natural river, walk 5 min to Fitzsimons Creek.
- There are too many townhouses and condos.
- This development will only compound the capacity issues created by the unconstrained growth already in place.
- This site was not intended to be for this purpose. That is best accomplished by maintaining existing open space outside the village.
- too many buildings
- use mostly deciduous trees for mitigate fire and enhance winter view scapes
- We are surrounded by nature. I do not think this is a priority at all.
- wildlife preservation. How will you protect the wildlife that inhabits the area or who needs to cross through the site. (bears, coyotes etc.)
- world class tennis facility.

35. The amenity channel watercourse is central to both alternative development concepts, as a public amenity, for stormwater management, and to enhance habitat and biodiversity on the site. Does this approach successfully contribute to the objectives of Guiding Principle 6?



Why?

- DK
- good flushing by the waters from the Fitzsimmons Creek
- I like that storm water is managed and filtered for the site and the pond will help visitors and residents be reminded of the importance of living in harmony with the environment.
- Important aesthetic and animal habitat feature.
- introduces water feature as storm water management tool
- It has more open space
- Looks great
- Make sure it flows so that it isn't too much of a mosquito breeding water feature.
- preservig the wetland and waterway is a basic beginning and necessity, whistler has already lost 70% of their wetlands
- This is a housing development, not a nature reserve- development is OK as long as it's done responsibly.
- Use of the natural waterway to enhance oppertunity.
- water is cooling physically and mentally
- Will need to monitor water course carefully to make sure pollutants do not end up leaching into wetlands both during and after construction.

Why Not?

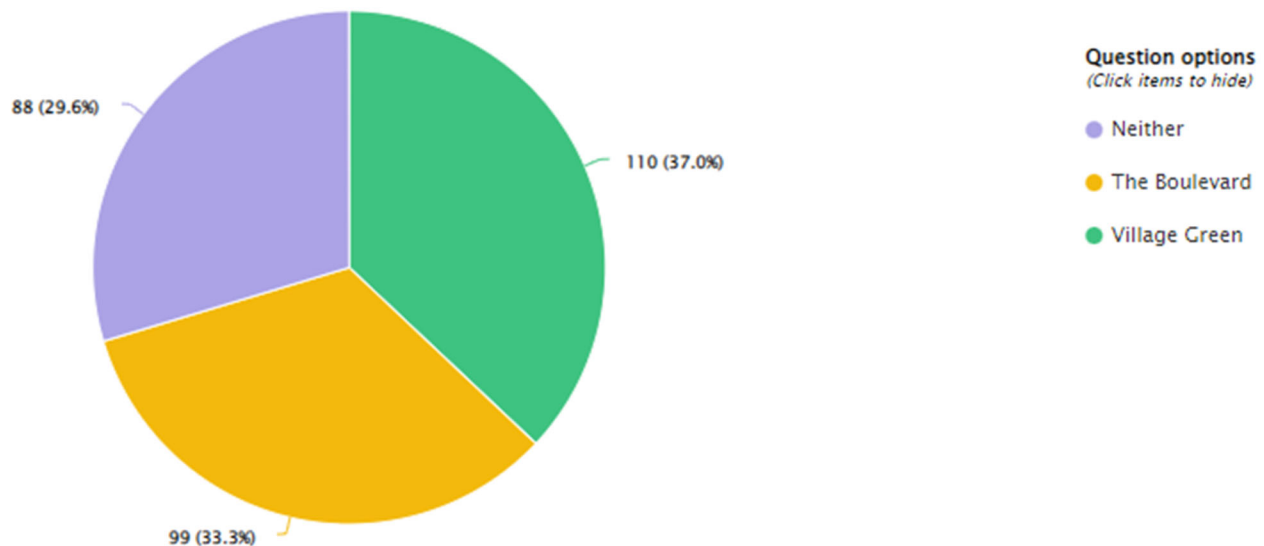
- A pond will attract geese, as will the grass. The grass is a bear attractant. Perhaps more trail like features with multilevel natural environment.
- Crammed housing tower into a small space
- Habitat and biodiversity in an artificial stream built on top of a crushed wetland? If the water were allowed to pool, e.g., when beavers are allowed to do there
- thing, then biodiversity would increase. As it is, I don't see it as related to nature.
- I think it will have minimal impact; feel good concept but not materially important
- In my opinion the developer is all about making money as opposed to improving whistler
- It is a superficial construct with little real impact on the wildlife community in and around Whistler.
- It is an artificial water course.

- It's taking away the tennis
- Its unlikely to be completely "Natural" but is still a good addition.
- Manmade and a dream to think it helps natural environment
- Put the water underground in a culvert
- See my answer to #37. provide an underpass and let the wetland from Fitz

reinstate the wetland that once filled this whole area including Fitz walk

- The watercourse is a man made feature. It has nothing to do with the natural habitat.
- Too dense. Must have community recreation centre.

36. 'Village Green' includes a "harder" edge along the amenity stream watercourse, bringing walking trails close to the water. 'The Boulevard' proposes a "softer" edge along the amenity stream, with a larger buffer and walking trails more distant from the water. Which approach better integrates and enhances nature?



37. Why does the 'Village Green' integrate and enhance nature better?

- Ability to be closer to these natural surroundings & to learn.
- Allows community to enjoy nature at a closer range.....I live the Fitzsimmons nature trail walking right thru forests and close to the River
- Because it is nice to walk along and enjoy the water!
- Because it's not going to be packed with the cars of people trying to visit their friends.
- because of the larger open space. You can still create a softer edge around the amenity channel
- Being close to water, having it as a background noise (as long as it's fairly fast moving)
- better land use and sides can be build to handle seasonal frechette
- Better layout
- By not landing a road in the middle of the property.
- closeness to the flowing water is more relaxing and cooling
- closer
- closer to trails
- Closer to water
- Dogs will want to go in stream when it's warm outside. Having trails closer to the

stream will minimize impacts to the buffer zone between the stream and trails

- Eliminates any traffic through the area. It will be calmer, quieter, safer and therefore will enhance nature better!
- Get people closer to nature
- Green
- I just like the visual better
- I like how open the space is, I would rather have taller buildings with more greenspace.
- I like the concept of walking trails near the water
- I wanted to answer "not sure" because I am not an expert in this area.
- If you can make the walking trails natural gravel not pavement and it should be good
- It better connects people to nature.
- It brings people closer to the water course, but should not negatively impact nature.
- It doesn't unless it has green roofs.
- Keeps vehicles away

- Less vehicle traffic through the open spaces and pedestrian areas.
- Light, and more air, and greater views of mountains
- More attractive
- More green space
- More green space
- More open green space.
- Natural edge will most certainly deteriorate over time, compromising the functionality of the feature
- Natural water ways are accessible
- No road cutting through it
- No road running through the middle. More open space.
- People get closer to 'nature'
- People will congregate more on the softer edge
- Proximity to a wider variety of natural elements in surrounding environment
- Soft edge has more chance for erosion, slip and falls, muddier areas
- There are more green spaces
- There is more actual green space.

38. Why does 'The Boulevard' integrate and enhance nature better?

- Allows for a more naturalized approach from landscaping to water where the other one could come off more like a pool/manmade structure similar to the water near the BrewHouse and MY Place.
- As above
- Being more natural
- Better village fit
- Encourages distance & respect
- Farther from the natural environment ecosystem
- Gives space
- Hard edge requires more concrete, less natural causeway.
- I don't like either concept but at least the boulevard provides some buffer between Symphony complex and the new complex.
- I like the softer edges
- I think it looks nicer

- It allows for a less manufactured water's edge.
- It has more buffer
- It is a more natural approach.
- It seems like there are more green spaces
- It's fairly obvious that critters can move through a broader area versus a hard edge. But if we are building more downtown/uptown, is it realistic to encourage animal traffic. Has there been any study to existing animal traffic flows?
- Just guessing
- Keep folks away from the water.
- Keep the trails away with view points to the water or you will have people swimming in there, or using Explorer 500s
- More green space along the most traveled gateway into the site.
- More green space from the description on the walking trails

- More natural
- More natural
- More natural
- More natural distance from the trails
- more natural less man-made aesthetic
- Natural edge
- Natural edges and keeping people (pollutants) away from the water.
- no wasted energy to maintain large grassy area
- not an expert, but would assume keeping people further away would be advantageous
- Paving close to water source increase run-off which could in turn increase chances of flooding
- Prefer Village Green with road on outside and Boulevards soft edge around water which gives nature a better chance to flourish (without pavement and people right at the waters edge).
- Prevents intrusion of humans/pets into aquatic wildlife eco sensitive areas

- Smaller life close to water, may prefer to be further from humans!
- soft edge and giving nature space
- softer edge allows for more habitat
- Softer edge is more natural. There are too many hard edges already in the village.
- softer edges lead to more habitat
- the buffer gives birds, plants and animals access to the water with protection.
- The softer edge allows for a more natural/beneficial buffer of native plants between pathway & waters edge. Meeting goals as stated in the development concept ; "enhances habitat with low-maintenance, drought tolerant, bird-friendly native plant species"
- Too dense
- walking trails further from the water
- Whichever option is scientifically better for the environment.
- With the road (and therefore driving), it doesn't; however, with being further away from the water, there may be less dogs disrupting the natural activity.

39. The public open space is part of a network of open spaces in the Village including various Village squares, Florence Peterson Park and Whistler Olympic Plaza. What should the focus of this open space be? Rank in order of importance, with 1 as most important.

OPTIONS	AVG. RANK
A mix of spaces to accommodate different user groups including childrens play, passive open space, small programmed areas	2.02
Passive open space in a more natural setting	2.10
Active recreation spaces	2.32
A greater focus on large areas that can be programmed for events	3.27

40. Do you have additional thoughts on how this site can integrate and enhance nature in Whistler?

- A dog park would be nice, but that could also be in the forest close to the great lawn and at Olympic Plaza / beside the medical centre. No trees would need t be cut down, and that area is either never used, and or is used for parking vehicles.
- A tennis facility with indoor and outdoor courts; where community members can

get fit, socialize and enjoy the outdoors. A tennis facility where visitors from all over the world can gather and be close to the mountains.

- Active recreation space should include the tennis facility
- add a world class tennis facility
- Again - don't let developers build anything until they can prove to be carbon neutral and provide 50% of their development as employee housing.
- Again we already have the Olympic plaza, and the other parks you mentioned, there could be discoverable spaces around the outside tennis courts to accommodate these spaces and to bring everyone together in a unique way not already done in another part of Whistler.
- Again, if we don't place employee housing above all else we won't be a sustainable community - people will leave.
- All mentioned
- Always consider year round uses.
- "An open space with 800 plus bed units will not be quiet and contemplative. We have many other areas better suited to that.
- Where is the current amenity (WRC) that can tick each one of the goals for public community space? Time to stop thinking it is such a narrow offering. "
- Art! Sculptures and pieces that are created locally.
- as many trees as can be allowed given the design
- Bees
- Build a recreation centre.
- Build fewer units and lower buildings. Ensure windows don't reflect and cause bird deaths.
- BUILD WHA
- Considering it's currently mostly gravel, it's going to be an improvement
- create sound dampening with buildings
- Do not have a ice skating images in your plans. The liability for people to skate on the pond is too high. This will not happen so don't create false ideas.
- Esports facility

- Explore opportunities to: (1) "daylight" the wetland crushed underneath the site; (2) link it to the remnant wetlands on the east side of Blackcomb Way.
- Florence peterson park is underutilized due to lack of open space and significant tree cover.
- Follow Whistler's original development concepts and require construction and financing of a tennis facility by the developer.
- Get rid of the tennis center!!!
- Having a "greater focus on large areas that can be programmed for events" is not necessary-these spaces already exist in the village.
- I am having a hard time thinking someone actually sat and came up with this list. The above is painful to read. [REDACTED]
- I am not convinced that any sizeable open space addresses the most pressing needs of the community.
- I don't think we need more arts and cultural space in Whistler. We have the Audain, Lilliwat cultural centre, millennium place and Olympic plaza
- I really don't have a strong opinion on the proposed development. All I care about is the protection of the racket facility.
- I would choose not to rank programmed space at all. All of these people living here are going to need free unstructured space that is not tourist space and that doesn't just add population who need to go to existing parks and add population stress to existing parks.
- If you want to build a site people use then put stuff they want to do there. Put a park or a bar or a restaurant. Nobody is going to come here to connect with nature.
- Integrate tennis into a natural setting.
- Keep it tennis
- Keep the space for daily local use, not event planning.
- Leave it mostly natural!
- Leave more natural space
- Limit development - no commercial realestate, no stores, no plastic playspaces - let this be significantly

different from the Village which is becoming a circus instead of celebrating the quiet appreciation of nature that many taxpayers who moved to Whistler seek from it.

- Love Whistler Olympic Plaza. Not sure we need another large event area with WOP so close by.
- Make the entire open space more "useful" by imaginatively incorporating it into the design of multi-purpose racket facility.
- More green space less formal amenities
- N/A
- Need more trees!
- NO
- No
- No
- no
- No more large developed/landscaped outdoor areas. Not necessary & definitely not enhancing nature in Whistler.
- open space would enhance nature
- Place the buildings along the highway and in the center of the space with as much as possible of the green space connecting to the existing green areas. Integrate open space with existing natural areas, not in the middle of a bunch of buildings.
- Plant trees. Use as much wood as possible
- provide an off-leash dog area, create a natural meadow rather than manicured lawns.
- Provide green roofs. Provide food production in/on/within the buildings.
- Put a world class tennis facility here
- Retain tennis facility
- Shouldn't necessarily be a priority. I'm not saying pave the whole thing but we are literally drowning in nature here. Let's prioritize different things in this case.
- skating on the pond in winter
- Stop the cars in Function. Bus everyone in
- That is not the purpose of this site.
- There is already a large event space across the street so I don't think we need 2 of these

- they should have to build a world class tennis facility. we don't need pickle ball. it's a current fad that is being banned in other places as it's too loud! a world class tennis facility is for all of whistler and not just a small group of locals who like to play pickle ball and don't care about the neighbours (and i do not live anywhere near there)
- This is a biased question assuming we like either of the proposals - they are pretty much identical and really don't address the key issue of resort recreational amenity!
- This location is already very close to Lost Lake and a number of great outdoor recreation areas. I think that some of this space may be reduced to still give the same feel
- This site has the greatest view potential , of the mountains, that view and light should be encouraged in every way to open this space as much as possible.
- Use structures that are present on the property. Maintain the beautiful trees, protect the riparian areas fully.
- various Village squares, Florence Peterson Park and Whistler Olympic Plaza all used to be beautiful forests. open spaces are nice, but is another one essential in such close proximity? ??
- We don't need more public spaces for the community to "hang out" in. We can do that in the Olympic Plaza, 2 blocks away. We need a Community oriented Racket Facility that gives people a purpose to utilize the space. I don't think the RMOW Or Beedie truly understand the importance of this! You can produce architectural drawings with people hanging out but REALITY is people will only go there if there is a purpose like tennis or Pickleball or Kids Combo camps or staff team bonding events.
- We should increase the density for the housing needs when at the same time freeing up more lands for nature also with more innovative design we should create smart underground facilities. This is the last large parcel of land available and very

important to our beloved Whistler community, therefore we need to be very very smart with this design as this is going to impact all of us for generations.

- Well how about not develop it to begin with?

- Where is tennis!!!!?
- would excluding the stormwater / natural water feature allow more density and therefore more development of employee housing onsite?

Final Thoughts

41. In a few words, what is your overall impression of the alternative development concepts?

- I think these development concepts miss the mark on what Whistler needs for community amenities. They look nice but don't adequately address the potential of the site.
- "Standard" not exceptionally world-class. It should be "outrageously green"
- a good balance
- A recreational facility/wellness centre that integrates Racket sports, childcare, healthcare, a restaurant/Cafe, limited staff housing should be the priority community hub for this development
- A replacement racket facility has not been considered (whether on- or off-site). This must be done as a priority before and serious consideration can be given to any design. We cannot lose such an important community asset!
- Absolute failure. For both designs to not include the tennis facility despite overwhelming public opinion is a blatant display of governmental arrogance.
- Again- a commitment already exists. If you are planning to ignore and abandon that what does that say about all these proposed plans and promises'? The credibility of this council is in serious doubt.
- Amazing work, building heights were great. Let's do something iconic in Whistler
- Any development that improves housing and medical facilities would be great for Whistler
- As a starting point I prefer the Boulevard. I am concerned that there was no mention of an indoor racquet/mixed use facility at the initial council meeting & that not enough people realize they need to do this survey in order to express their feelings & id
- As mentioned above in survey it is highly disappointing to see that the current development concepts exclude any sort of tennis/racket facility. I fear that the municipality is seeking to prioritize profitability at the expense of community amenities.
- As there is no plans, ideas or indication proposed for present amenity of WRC which was promised in the original proposals for this development, I can't give my full support to these proposals
- Bad avoiding including or replacing elsewhere a valuable community facility an indoor racket facility. Plus not carbon neutral in terms of increased cars to the increased rooms and visitor accommodations
- Beedie has done an incredible job thus far and been very thoughtful with their presentation at Myrtle Philip recently was fantastic. The tennis center, in my mind, is a big thorn in the side of this opportunity we have. We need housing, not tennis.
- Big miss with leaving out a huge promised community asset that I think would be bad to lose and more away from the village, leaving yet another reason for locals to feel alienated from the village and connection to our downtown.

- Both are missing a key component of whistler - recreational amenity with out travel! Currently the site delivers this and RMOW dollars should not be used to recreate this. These sites are over built..where will staff be housed? The village is at capacity.
- Both Boulevard and village green are fantastic options
- Both concepts appear to enhance visitor and local amenities
- Both concepts include good ideas. I prefer the village green for keeping vehicle traffic to the outside.
- Both concepts look like they considered local community and natural areas for wildlife, birds and plants and Im hopeful. But I'm also scared because every time there is a development in this town the local community and natural environment is put last.
- Both look great with the preference for the Boulevard
- both look workable to me
- Both work..however please obtain a commitment from the developer prior to granting permits that a replacement facility to house the WRC is either in the new plans or is constructed before the existing facility is demolished.
- brilliant, let's build it!
- Can't be approved the way it is
- Cannot believe the tennis facility question wasn't addressed in anyway.
- cost
- Development and municipal members need to know what is important to this community. Blackcomb way to Lorimer is already a gong show most weekends. How does this concept impact our current issues?
- Difficult to consider them without understanding how a multi-use recreation facility fits in. Need to include discussion about a facility.
- Disappointed. Neither concept addresses the greatest community need, which is the need for a recreation centre (primarily racket sports).
- Displeased by the absence of the racquet amenity and the lack of detail in the housing mix allocation.
- Don't take into consideration the fact livability is diminishing everywhere.
- EMPLOYEE restricted housing
- Excited for this new development!
- Excited to see it come together and have a new space to walk around and hopefully offers additional employee housing to help whistlers staff housing shortage
- Fine as long as all those housing spaces are for long term or employee restricted housing and rental space is rent reduced for required services like medical practices and daycare. Less focus on events is needed.
- Fine for a community college. Fine for a retirement village. But not great for Whistler and its active community of "oldish" people who depend on the current site all through the year for off piste activity. It ignores them.
- Focus on the use by locals, including their housing and the services they need (e.g., childcare and doctors)
- For the moment the plans seem more concerned with financial gain than maintaining or enhancing activities and quality of life considerations for locals.
- Generally pretty good, but they should be in addition to the obligation of a tennis facility, by getting the developer to provide a new multi use recreation and rackets facility whether it be on site or off site
- Get as much housing out of this as possible with focus on seniors, accessible and group home housing
- Good
- good incorporation into the village, integrate winter activities such as small toboggan hills for toddlers and a small coffee shop
- Great first draft!
- Hard to comment when a very important recreational facility has been excluded from the plan.

- Housing and development is important but so is the protection of recreation and existing facilities
- I am concerned as the tennis facility is missing and there does not seem to be accommodation for same. It is such an integral part of the current area and such a fantastic meeting place for visitors and community alike.
- I am disappointed that there has been no thought given to the fact that no community amenity is included in either concept
- I am disgusted by the direction that has been taken on these concept drawings given the overwhelming support for a racket club facility. It seems very suspicious that this has not been considered early on in the designs. Expect a legal battle.
- I am dissatisfied that neither concept addresses the strong and well expressed need in the community for preservation of an indoor racket facility.
- I am extremely concerned that rmow staff and council have an agenda to deliver amenities that serve their agenda and not the many users of the WRC.
- I am extremely disappointed that Beedie was not given the mandate of including a WRC equivalent or in some way replacing the facility on another site. Whistler has benefited from having a good indoor facility, but now is the time to upgrade it to "great"
- i am for tennis facility which the developer should have to build
- I am frankly disappointed that the Municipality did not include recreation and local livability as a key principle for the site. Livability for locals needs to be at the top of the list,. Highrise housing for investors & 2nd home owners is not needed
- I am not a fan of big planned use developments. They do not look natural and make Whistler look more like Disneyland. I think both concepts are too focused and luxury housing and

amenities that mainly tourists are going to utilize (short of the daycare)

- I am quite pleased with the scope of the guiding principles and the many aspects of development have been covered on this survey.
- I am very impressed with both concepts but I prefer the greater public space of Village Green
- I can't provide constructive input because my primary concern is pickleball. After a plan that adds it somewhere near the village is presented I oppose any approval of zoning changes being granted to Beedie.
- I don't like the entire idea. Until you build in a major tennis facility and poll then community with a proper survey (this one is terrible
- I don't think the focus should be in retail and restaurant space. We already have acute staffing shortages. We need more medical access for people but we need to create a tax break on rentals for medical offices as the rents are too high for family gp's
- I don't agree with the removal of the WRC as I feel it could have been incorporated into the plans successfully. I do not support these plans.
- I don't like it at all.
- I don't like the high rise building (too much of a city feel) and would like to see the community/tennis facilities retained
- I feel it is too much for the space.
- I have concerns about how the town is going to handle a greater full-time population. Already there is a shortage of doctors and our schools are growing to capacity. There was no mention on the effects of this growth on the community.
- I hope Nimbys that want their pickleball will put their own recreational desires aside so we can provide safe and secure housing for seasonals. Small businesses are being hurt since we can't afford to buy housing to rent to staff.
- I like both concepts, I feel for the loss of the current tennis facility and hope that it

can be accommodated in one of Whistler's parks

- I like it
- I like it and think it fits well with Whistler's focus on outdoors. I would like to keep the racket center as it is a great space for community to gather and get
- I like it. The change in our community seems inclusive and a good step for moving forward.
- I like the design, but is many things that are not addressed
- I like the mix of buildings and housing types. Don't need more nightly rentals. Fill the hotels that are already here. Racquet sports can go elsewhere.
- I like the way it is now
- I like them
- I like them both
- I like them. I prefer the Village Green design but like the more natural amenity stream.
- I prefer the Boulevard
- I prefer the village green concept but it can be improved with more green space on the buildings.
- I really don't have a strong opinion on the proposed development. All I care about is the protection of the racket facility.
- I really like both of them but the more I learn the more I like the Village Green.
- I really like the Village Green, both are a significant improvement to the area. This is about housing for all and not just the privileged few who like racket sports..
- I spoke with The Beedie Group and they said approx 95% of the housing will be marketing housing; however, in exchange more affordable housing can be built elsewhere. Where? We are running out of space for local families!
- I think either design could make great use of this space if local needs are prioritized!
- I think if you keep the building site-lines and development concepts to low-mid-rise buildings and mixed use, and create more private green space/wetland areas to support wildlife, and have 1 community

space on the development it will be balanced approach

- I think it is much needed for the community
- I think it's a good start but without confirming a multipurpose racquet facility (on or offsite), it is hard to support any design concepts.
- I think it's a great start. Covered parking is a bonus especially if people are going to be using their vehicles less. No need to plow parking lots or have to remove snow from parking lots or unbury vehicles after each snowfall!
- I think that they have gone long way to address issues related to climate change, social needs, and enhancing nature.
- I think the concepts are good but must including a recreational tennis facility as it would be a great shame if the community become more housing and less to do
- I think the focus still needs to be on affordable housing for employees and essential services like Healthcare and childcare
- I think the two concepts are largely the same but have just been given cute marketing names to make them appear different. The amenities on site, the open space, the focus daycare & commercial space does not reflect the true needs community has asked for.
- I think these concepts could be beneficial development concerned that
- I think they are good. And it looks like planners have done amazing work on adding climate action to this planning. I feel resistant to development while believing that it might be the only way to protect longstanding community needs.
- I think they both look great and would enhance the community of Whistler vs what is currently on the site.
- I very much dislike the large building sizes.
- I would like more density, this property is only steps away from the forest and trails

- I would like to see a development concept which includes a tennis facility either on or off site.
- I would like to see a more high end development that would attract high net worth visitors. boutique hotel and residences that can be managed professionally. ai'm afraid that self managed properties will bring the quality down.
- I would prefer the village green concept with a new alternative tennis facility provided elsewhere.
- I'm thrilled this is happening and hope that community sustainability is at the forefront of all decisions not income generating areas. We need to care for our housing crisis and discourage any nightly rentals in this area as it is getting way too populat
- If affordable housing for locals is added, then yes. If not, no. We do not want more Tourism housing.
- If it doesn't integrate the tennis centre I don't support it.
- If there was more thought and discussion regarding the retention of the WRC or the integration of a new club in which currently is a centralized space for locals and non-locals I am not impressed with the concepts as presented.
- if we have to develop, these arent horrible plans. Id like to see food security addressed and waste management as a priority. However, I wish there was more consideration of nature's inherent value for ecosystem services, climate resiliency,
- I'm a big fan, I think the development team have put together a great, thoughtful design that compliments the future of Whistler.
- I'm encouraged by them and can envision them providing a wonderful place to live.
- I'm pleased so far
- Im really not in favor of adding more nightly rental beds and losing the tennis club.
- I'm very impressed with both of the development concepts. I think either one

could be a great enhancement to the village and address some long standing needs in the valley.

- Incredulity that tennis is not a priority
- Indifferent - do not like existing recreational activities to be taken away without replacement prior of issuance any development or construction permit
- Is there really a 'need' for an additional 800+ beds in Whistler? Is there really a need for office and medical space?
- It can be more community and resident focused
- It is a good start with the Village a better one. There are a few things like the softer water edge of the Boulevard that I like better. Both of them are missing the tennis courts - and that is a negative.
- It lacks the background of the entire project (Bjorn Born Tennis Resort) as well as how this amenity has provided a valuable winter recreation hub for adults (notably 55 + people).
- It leaves me feeling disappointed.
- It looks like a great place to live—close to essential amenities and where they work and play. I hope these resources are used to help people of lower income rather than build bigger pockets for the wealthy & further exacerbate Whistler's current issues
- It should include indoor tennis/pickle ball
- It will be easier to comment once the decision on the location or relocation of a tennis and pickleball faculty have been decided.
- It's a pipe dream. The developer wants to make money not house workers or provide tennis, community activity or daycare.
- It's a shame to see the new concepts not embracing the current usage, the new concepts could work well as a surround to existing facilities.
- It's a terrible concept
- It's a good starting point and I hope that the results of this survey will help guide the process to further improvements.

- It's nice, but space needs to be found for a tennis facility
- Just another developer trying to maximize \$
- Just build it. It's good enough, but we need this yesterday.
- Keep the tennis complex for tennis, pickle ball, and local events like Farmers Market
- Lack lustre, meets low hanging fruit of overall goals, city based design, not innovative, cost effective for maximum profits.
- Lacking solutions for young professionals looking to make whistler a long term possibility.
- Less growth more green and recreation space with the local community in mind
- Like the development concepts and am hopeful this space is used to enhance our village atmosphere, provide much needed housing for employees, and create subsidized space for essential services like daycare and a healthcare facility.
- Look great. Prefer village green. Could have more market housing if commercial was scaled back
- Looks good
- looks good, and is desperately needed
- Looks good, expect for the towers. Way too tall for this area
- Looks great.
- Looks interesting. I am happy to see the effort and thought being put in.
- Looks like a Debo
- Looks very nice BUT does not address the concerns of many residents and guests with regard to the future of the recreation facility.
- Love em
- Love it. [REDACTED] the racket club!
- Love them. Well done.
- Make it a carbon capture area until developers can develop carbon neutral building techniques and building designs
- Meh.
- missing the long promised world class tennis facility
- Missing the point that what whistler needs NOW is employee housing not more market units. Missing the tennis facility
- Missing the recreational facility that is important to this community and bringing about social connections.
- Mixed. General poor at connecting to adjacent properties and towards the village stroll
- Most of the development permit should be orientated towards providing the best amenities and services to employees, and make the area a nice place for them to spend time outside.
- Need staff family homes and daycare. Three bedroom
- Neither plans seems to take into consideration the challenges already facing similar spaces both in the Village and in other areas of Whistler. The purpose of the community amenities is unclear and ill defined.
- nice
- Nice drawings, some good ideas but I'm extremely disappointed the community input for a Racquet facility was ignored after all the Phase 1 input.
- No accommodation for pickle ball/tennis activity
- No strong opinion of layout of walkways, water features, grass, gateways, etc. How is this really ever going to impact the community? Nice that you "consult" on these details but they are unimportant to the overall well-being of the community.
- No tennis!!!!!! Council must live up to its responsibility!!!
- Not a calid replacement for Sports facility
- Not enough emphasis on recreation and employee housing
- Not impressed with the development
- Not meeting original public amenity.
- Not very impressed as I think the architects and developer could have done a much better job for this proposal
- Ok, but taking away tennis/pickle ball yr round facility when no alternative exist is very bad when instead features/facilities

are included for which there are many alternatives already existing in Whistler.

- Ok, but too dense. Duplicates a lot of what we already have more than enough of
- OK, not that innovative.
- Ok. What is the plan for traffic onto the main arteries
- okay as long as recreational activities included such as tennis
- On track
- Over developed
- Overall I am excited for the project and look forward to seeing how it develops. Priority has to be on providing what the community need with tourism filling the gaps. It's a shame to lose the WRC
- Overall I like both concepts, but I really feel that the WRC has become a community hub and should remain at this site. We have lots of public parks and green spaces in Whistler so I don't think we need another huge green or public space.
- Overall they look quite good with lots of consideration for residents and the community.
- poorly considers community needs. needs more consideration of employee housing, general community open spaces, and walkable access for workers. Beedie have talked about supporting community, but neither concepts show this yet.
- Pretty decent although I am no expert on many of the questions. I am VERY disappointed that we have got to this point without an agreement on moving the racquet club elsewhere. This should be part of the plan and Beedie should be required to build it.
- pretty good
- Pretty pictures but is eliminates a community amenity without providing for a new one.
- Quite satisfied as long as WRC relocated and there's some WHA townhomes included

- Really like them and surprised that they are offering such generous open space in both concepts
- Shame they don't already include the racquet club.
- Should be keeping the popular tennis facility.
- Start again from the beginning with the TOP priority being employee housing. Then, once it is determined how that can be maximized, worry about all of the other values.
- Stupid
- Take these drawings and find another location
- Tennis facility is the best option for Whistler. The community has been waiting a long time. Whistler can attract and win back many community members who left for bigger tennis facilities.
- Thank you for this incredible work! Many impressive concepts but I feel it is trying to be "too much" and will feel cluttered and busy. I am a Whistler employee, resident and keen tennis and look forward to playing more in retirement.
- Thank you for your work! It's a great thought and good to see low income housing may be available in whistler. I would like to see the project aimed toward having housing for all income levels, ages and abilities. Also focus on food security!
- The concepts are unacceptable as they both include demolishing the current tennis facility. While it may be hard to see for those who don't play racquet sports, this amenity is a key asset for many in this town. It will be a devastating blow to lose it.
- The design look great, but without tennis it's a massive fail.
- The development concepts have completely eliminated the WRC. This plan should never have been brought to the community without a plan and place to build a multi use racket facility.

- The development doesn't recognize the overwhelming need and community demand for a large scale racquets facility.
- The founding premise is more of the same in Whistler and misses an opportunity to develop a quality racquet facility which could become another recreation hub. Build a facility which will strengthen the four season resort.
- the General impression is good despite the fact that the existing recreational site is canceled.
- the planning department didn't listen to the citizens when we were asked to comment before. why did they waste all our times when we were asked the first time round. didn't take any of our valuable input and put it in the plan. take a look at your survey
- The Racquet Club is missing.
- The two concepts do not include the existing Whistler Racket Club and this "stepping over" an very popular aspect of Whistler is short sighted and disrespectful. A huge turnoff to the overall project.
- The variety of building sizes and uses is good. I prefer village green overall, but both are fairly comparable in reality.
- The Whistler Racket Club is a social hub. I am very surprised it was not included in the development plans. Perhaps council and planners don't realize how well it is being used by both residents and visitors.
- There are some good ideas, but neither plan does allow for connection to any existing natural spaces.
- There has not been enough emphasis on recreation as a priority to deliver a community as part of this rezoning process and I would like to see a process where we can engage to review options for what this community amenity should be, a tennis facility.
- There needs to be more development concepts rendered. More public and whistler owner input. the Council needs to listen to the people that have supported this community for the past decade. i
- There needs to be WHA housing. Young local people will not be able to afford to live here
- there should be a tennis or racket facility plan approved in conjunction with this plan
- There should be a third concept that shows the development with the current 10 court WRC footprint.
- These alternatives FAIL to address the overall feedback of the community gathered in Phase 1 (questionnaire and break out meetings) that recreation based on racquet sports is PARAMOUNT. It is shocking that the staff, [REDACTED] FAILED to guide Beedie.
- They appear to have drawn up with an eye to increasing opportunities to sell real estate. The plans were then dressed up with a facade about addressing employee housing, community needs and natural habitat restoration.
- They are a great first step with a good mix of uses and very complimentary to the existing character of whistler village.
- They are a great starting point for discussion and determining community values.
- They are both good, the Village Green is better
- They are both entirely off base. They don't ask the right question which is what do we need in Whistler? Instead they ask, how can we repeat what is done throughout Whistler already. We need imagination. This is a one-time opportunity. Let's not blow it
- They are both good looking and functional proposals but ignore the strong support for an existing tennis facility that would
- They are terrible. See previous comments
- They both look very livable and feel that they 'belong' in Whistler
- They deliver on many things that Whistler needs and appropriate land use for the location.
- They fall short of the original community plan for a recreational facility on that site.

- They feel like "Whistler all grown up". The Village Green concept is very appealing and is somewhere I would love to be able to live when it is complete.
- They provide much needed affordable housing but lack community/recreational facility. Does Whistler really need more high end market housing sitting empty!resi
- They're on the right track, but they are at risk of creating more of the same thing. Let's take this opportunity to see actual community space and amenities with mixed accommodation.
- This development will only compound the capacity issues created by the unconstrained growth already in place.
- Thoughtful and great start.
- Tired of hearing about pickle ball. This area has been under discussion for years. You will never get agreement.
- Too much emphasis on market development and not enough on labour force/ recent retiree housing. The open space with some commercial will create reasons for residents to stay on the site which is helpful in reducing the migration to Marketplace etc.
- Typical capitalist development focused on profit
- Unacceptable
- Very good except for the lack of a large scale rec facility

- Very impressed
- very structured. less natural and flowing. Movement away from the original village design.
- We need to address housing skilled workers such as nurses and electricians in this town as the number 1 priority
- well thought out
- While I'm all for change and thoughtful development, I'm not sure the concepts presented offer greater improvements to the resort. Why now and not earlier? Should focus not be on existing infrastructure issues (ex: transportation, roads...)
- Why did you omit tennis in both of the alternatives?
- Wonderland Whistler , my image of Whistler resort.
- would like to see more imaginative designs
- Yea its alright. I'm scared after all this chat affordable housing will still be put on the back burner.
- You are totally missing what is most important to the psychological well being of the local community.
- You have not addressed the Tennis Centre in any part of this development so I not in support of this development until you do.

42. Any final thoughts that weren't captured in the questionnaire?

- A moderate off-site tennis facility should be provided by the developer to compensate for the loss of the current facility, which cannot be reasonably accommodated on the site. However, a "world class" tennis facility should not be provided as a community amenity, because this would likely reduce the amount of employee housing that the developer would provide as a community amenity.
- A private tennis facility is not a public community amenity. Employee housing is desperately needed.
- A tennis facility on this site serves a large portion of the community with centralized recreation. Reducing travel for all users. This needs to be prioritized.
- Adding space to grow gardens for food with a shared greenhouse would be excellent.

- Addressing the future of the WRC and the need for all weather recreation in our resort are community priorities that need to be heard and addressed now. We would like to see proposals for onsite vs offsite replacement of the WRC upfront and now. I am not willing to support any rezoning application that does not address the replacement of the missing amenity/ WRC upfront.
- Any discussions about contributing to recreational amenities offsite don't mention what sites they might be thinking of, as there are not many sites left in Whistler that aren't already developed.
- Attention to detail specific to Whistler's needs is appreciated
- Build a tennis facility
- Caution re businesses that might compete with current struggling business and office or care spaces that are not maximized nor in the best location. Maybe minimize business:)
- Community space and affordable housing, please. Please can you start looking out for the locals otherwise there won't be any of us left to run this town. Community is so strong in Whistler but the more inaccessible it becomes the more we lose something that has always been at the forefront of who we Whistlerites are.
- Compare other locations
- connectivity for animal travel, this is one of the last undeveloped areas, meaning where are all the animals?
- Council needs to provide clear unambiguous direction to RMOW and Beedie that the Racket Club is an essential element in any Re zoning approvals.
- Current WRC is more than recreational facility. It is a vitally important part of life for Whistler locals not just those who play racket sports but for children's camps/ teens/ get togethers. seniors playing bridge. This facility must be retained either in its current form or rebuilt to include a daycare center.
- Development Concept with a Tennis Facility either on or off site.
- Diversity within the village is needed, losing the tennis facility loses diversity. Also covered outdoor courts done right could be turned into a stage and outdoor cultural venue too. The proposed concepts don't seem to have much unique thinking. Just deliver much more of the same that we have from one end of the village to the other. If this is the last big area, Whistler deserves better than this. 40 years ago this might have been ok, but in today's Whistler reality it is really just a run of the mill proposal. Definitely nothing that makes me excited, except the possible loss of a huge community facility.
- Do it over again and think of our commitment to reduce carbon consumption
- don't include amenities that would increase noise in the neighbourhood. No basketball, baseball, pickleball. May a small grassy area for frisbee and soccer practice on a small scale
- Don't let those nasty tennis people run this show. There's a great opportunity here to do good for the community – all the community not a handful of entitled brats.
- Employee housing should be the only thing developed on this site. It seems to me to be madness to otherwise bring more people into Whistler. I think the development rights given to the original owner should be rescinded since those bed units were based on the premise of building summer amenities 30 years ago. The "world class tennis facility" was never built and makes no sense now – we are fighting with over-tourism already. Therefore I believe the site should be downzoned except for housing seasonal employees, including rental units.
- Ensure it looks natural, with lots of green space, and not too big!
- Ensure there is garbage collection for the new developments. Keep strata costs low. Ensure there is a daycare, coffee shop/

restaurant. Make sure there is ample parking for employee housing (people need cars to get to the city and do stuff!!). Ensure there are parking bays for unloading/ loading so that vehicles don't park on the sidewalks and block them for parents with strollers and people in wheelchairs. Lighting should be ample for safety.

- Focus on what give he community spirit which is the locals locals need a place to live. This would be an ideal site for employee housing and day care medical support etc for locals so that they can offer the best service to the tourists
- For personal reasons, I am very concerned about the possible loss of our indoor racquet facility. I have lived here for over 40 years & remain active in many sports including indoor tennis. I have started pickleball and can clearly see myself staying in that sport well into more senior years. The club atmosphere is crucial to good racquet sports activity & participation.
- good planning and questions!
- Having grown up in Whistler it's sad to see the current plans not including the racquet club which has been an important part in our history as a town; we should embrace our history and include it with the new plans - starting from a clean slate seems excessive.
- Higher density and increased bed units to ensure opportunities for local housing.
- HOUSING (just not here). Value of this site MUST be maximized with community amenity delivered elsewhere. I rarely visit the village for errands as parking is too expensive and hard to find. A community hub located a little further from the village would be much more convenient for all locals to access and support. NO TENNIS FACILITY! This is a very small, but vocal group advocating for their own interest. There are numerous tennis courts located throughout the valley already which are severely underutilized. There is a huge shortage of land suitable for development for housing. Any new tennis facility should

be located on land unsuitable for residential development (i.e. Cheakamus Landfill area). "

- How about a simple poll on whistler politico? One that take a few seconds to complete....just so you get the land usage part correct. Then design can be given more thought. I have no interest in this project if its doesn't address the needs. Housing/healthcare/seniors/daycare. Lets confirm that you are going to use the land for community good not tennis or air b&bs then go from there.
-I appreciate the loaded, leading question about the impact of prioritizing tennis/pickle ball. A more honest approach would have explained "where" an alternative site might be if you weren't simply interested in influencing the answer to your question.
- I am a longtime owner in whistler and have paid very high taxes for very limited services for twenty years without complaint. Now you are planning to eliminate an important community amenity and I don't think you understand the importance of the wrc to a balanced thriving community.
- I am a tennis and pickleball player. I believe that Whistler should have an excellent year-round facility for these sports. But it doesn't have to be centrally located. Therefore, I don't think that Northlands should be the site of such a facility. Furthermore, I think that the priority of the central amenity should be something that would be of greatest benefit to the community at large. While employee housing in such a central location would be of great benefit to a few people (and their employers if they were located in the Village), there would be much greater benefit to the community from a facility that could be used by most of the community, like W360 health care offices.
- I am appalled that this survey asks so many intricate questions about the tiniest details of this development but completely glosses over the current

existence of the WRC and, in fact, asks provocative, leading questions about how much we should emphasize tennis and pickleball over other “priorities.” If we are going to consider trading one existing community asset—namely, the WRC—for another asset (such as staff housing, senior housing, daycare, etc.) why not put all options on the table? Why are we only asking the community about tearing down a tennis club? What about getting rid of one of the three golf courses, or one of the five baseball diamonds, or Meadow Park for that matter? If we are going to consider trading recreation for other needs let’s consider all our options and see what kind of feedback your survey generates!

- I am concerned that even the way this survey is framed (i.e. asking for feedback on two alternative concepts that do not include a tennis facility) will create momentum to exclude any sort of tennis/racket club from consideration. If there is no tennis facility included in this development I fear that finding an alternative site will just go on the list of low priority items for the municipality for years to come and the municipality will be surprised to find that local satisfaction and visitor numbers drop significantly as a result. The municipality should think longer term and put a tennis/racket facility front and centre in this development plan.
- I do not understand why a "world class" resort would not have a tennis facility.
- I do wish Whistler would actually stop paying lip service to ageing in place. Not everyone is an extreme sports enthusiast and this place is difficult to get around for people with mobility issues such as myself. The accessible parking is OFTEN filled by someone doing a quick retail run who does not rightfully have access to these spaces. Or it is blocked by delivery trucks. And there's not enough of it, especially at MarketPlace. I feel certain this lot falls well short of the desirable allocation of disabled parking. At Nester's,

I only see one accessible parking spot. At Rainbow mall, there are two and both are poorly identified. This is not a place for the infirm.

- I don't believe amenity dollars should go towards a racket sports facility because there are so many other uses to meet the needs of Whistler. Let's not burden taxpayer dollars on another recreation facility. The current RMOW courts and extremely underutilized.
- I don't think the entire development should be zoned nightly rentals. It should be a mix to control the parties. Times are changing and the people that would buy in this development want privacy and quietness to enjoy their beautiful home in Whistler.
- I don't think we need more plazas in/near the village and think the space can be better used for indoor & community facilities. A smaller, non-motorized boulevard instead of road within the site could provide both a transportation route extension/connection to the valley trail and a park/green space experience. (see Avinguda Diagonal in Barcelona) An additional medical care facility is desperately needed. A well-designed, mixed use building should be able to hold some racquet courts, childcare facilities/children's camps, fitness and meeting facilities?
- I don't think you are listening to your community at all, despite sending out questionnaires.
- I feel the racket club should be a priority even over more housing. It is the only facility in whistler that provides a social and active setting for all ages .. especially older residents. Whether it stays where it is or moves to another spot in town, it should be without disruption. [REDACTED] has done an awesome job of creating an inclusive and welcoming environment for all age groups in the community.
- I felt this questionnaire was very poorly written and the fact that you have not even addressed the Tennis Centre is very disrespectful to locals that have been

using and enjoying the centre for many years.

- I have tried hard not to answer questions where I didn't have expertise or strong opinions. However, I am acutely aware that the proposals do not have solutions to eliminating the Racket Club at this location, and that is a glaring omission. I also felt that some of the questions in this survey were dismissive of the importance of the Racket Club to the community. The Racket Club is much more than just a place to play tennis and Pickleball, and I hope Beedie and the RMOW find a way to replace this important community amenity—which is personally critical for me and my extended family. Thousands of people have signed a petition to communicate this. I am one of them. I hope someone is listening. Thank you.
- I hope my thoughts about not needing health care space will be considered. Perhaps a convenience store, a cafe and ice cream truck could be included but I don't feel retail and office space are required. There are plenty of vacant retail and office options available in the village and especially at Creekside. The racket club saved my mental health!
- I hope you read my submission.
- I started playing pickleball at the WRC 3.5 years ago. I had met very few municipal residents in my previous 3 years of residency. I estimate that as a result of my participation at the WRC I now know approximately 300 residents, many who I now socialize with and regard as friends. The WRC has been a tremendous interaction point for my social and recreational needs. It would be heart breaking to lose this community hub after so many community benefits have come from its development. Many community residents feel the same, underscored by over 2000 signatures on a petition to save the site.
- I would like to see a rec facility that has arena, tennis courts, and youth centre off site from this area. I have no idea if there is \$ the developer would contribute to

loving tennis club off site but it seems more important to have housing in this location. That being said, if it is mainly nightly rental then keep the tennis there.

- I'd like to see the world class tennis facility integrated into the design for these reasons: 1. it acts as a quasi youth centre providing after school activities, with professional coaches, food, intergenerational engagement 2. it acts as a quasi seniors activity centre for socialization, competition, connections, food and drink 3. it could promote the export of world class tennis players from Whistler, similar to Whistler Mountain Ski Club exporting world class skiers
- If a multipurpose racquet facility will be part of the CAC and the direction is to move it offsite, which possible offsite locations are available?
- If the current recreation amenity the WRC is to be demolished for market housing a new location must be found for this existing amenity the is complete alignment with the OCP.
- If the muni continues to emphasize employee housing in areas such as Function, all it is doing is creating more and more traffic in the corridor. This site is within walking distance of most of the jobs employees will work at, and as the survey says at the beginning, this is one of the most significant parcels of land left for development. I don't think the most governments play enough hardball with developers. This land should be developed not with the goal of alleviating the issue of employee housing, but rather fix it for the long term. At the same time, regarding the tennis facility, if some other alternative is not provided for now, it may never happen and a community the size of Whistler with its focus on recreational facilities will lose in the long run. We all know that with global warming, there will be more and more rain in the valley in the winter longer term, and not having an indoor racquet facility will be a significant mistake.

- If there is not at least a 50/50 ratio of labour/retiree housing to market then this site may as well be zoned back to the original zoning of a few estate homes. Our balance model shows that we need significantly more labour force and social housing, not more market housing. Market development of this size needs to address this existing need and the increased need.
- If you are removing the current tennis center, where would this be located in the future? What are the plans for its replacement? This could be and ideally would be achieved before the current tennis centre is removed. For me, it seems like a lot of development but eliminated a much used and community centered tennis centre.
- IMO, the location is too far for visitor housing. As a separate hub like Blkcomb, there is no attraction. As employee housing, there are location alternatives. Amazingly, this location works well for recreation and the current recreation is an important draw...at least for me. The draw is unique amongst ski resorts.
- In case you are not listening, retain the tennis facility
- In the lethal day Phase 1 municipal survey for public engagement 73% of respondents, (absolute majority) stated that the number one priority for the developing of the Northlands is the: "Diverse sports and recreation". The community voice was totally ignored as both proposed concepts do not address the community will. 2 questions: 1/ what is the point of engaging community if the proposed development is disregarding community needs? 2/ how can we trust our elected officials to represent community when community needs and wants are totally ignored?"
- Indoor activity and recreational facilities. We need more indoor space to bring young children and seniors
- information about different aspects that the developer is interested to have a balance between benefit for the community and financial sense for the developer
- It would be nice to have some community garden plots in the area. It would also be great to ensure that there is an appropriate amount of private, secure storage for housing units that don't have any type of garage. Locals (both owners and renters) and second home owners come with a lot of gear (a lot of it very costly and integral to their well being) and there are very few appropriate spaces to store said gear. I feel that if there is quality storage it limits damage to the interior of the buildings. No bikes, skis, vehicle tires being dragged through living spaces to a deck or into individual units.
- [REDACTED] should not be allowed to further his own self interest and ignore the demands of the community for a racquet club amenity. He will be called out and held to account.
- Just pls consider affordable housing as a priority.
- Keep the WRC and enhance what has already been created.
- Limited daycare, healthcare and staff housing services should be integrated into a new recreational centre, with the primary purpose being racket sports.
- more density = more housing and better for environment
- More emphasis on relocating the Tennis Centre, to a new location, and making it part of a recreational Hub, a sports destination, in Whistler that people can travel to by foot, bike or car.
- My main concern is the mix of housing. My understanding is that of the 800 bed units proposed, only 40 bed units are for employee rentals. That's only 5%. I think about 30% of the housing should be employee restricted.
- NEED a proper racket facility as 'attached' to this land development. Beedie knew this going in but are trying to wiggle out of it by offering 'carrots' to RMOW in other forms to get just what they want. Yes, times have changed since original covenant so makes sense

to build proper Racket facility in a more suitable location elsewhere which would maximize amenities. Beedie should provide adequate funding for this as they are going to make millions upon millions of dollars and their obligations should not be brushed off.

- no
- No
- NO GD TENNIS. Stay strong.
- NO NIGHTLY RENTALS. They will add to over tourism and simply become another investment for the wealthy to become wealthier.
- Not ""green"" enough. Trees/ plants should be growing on rooftops. Stop thinking 2030, think 2060. Does this concept have any power source? No wind/solar power production? No food production? Make it a rule that these buildings must use the highest quality green materials available so this place will be iconic in 2070. Make history with this project don't just check off standards to be adhered too- push the boundaries of what ""green building"" means. There should be a totem pole from first nations on site.
- Not enough emphasis on recreation. Whistler is a resort built around recreation. Prioritizing recreation is important.
- nothing regarding the long promised world class tennis facility. if not here, where?
- On sight recycling for the residences
- Other than addressing our needs for more employee/local family housing I really think whistler is developed enough. Keep the racquet club!
- Parking, traffic on weekends with the extra beds (hotel or nightly rentals), shuttles, Ev charging.
- Please hold the developer to the promise of a tennis facility for our community!
- Please protect nature and landscape
- Please recognize how many Whistler citizens use the existing racquet club before tearing down this facility that

greatly enhances life in town for so many of us...

- please retain the tennis facilities either onsite or at a new site as they are very important to Whistler.
- Please SAVE THE TENNIS CENTRE! It is a great year round community builder and important to augment all the other sporting opportunities in Whistler. Thank you for hearing our call!
- Please, no more stale commercial spaces. Consider the multi-purpose community space and the craft market concept to support animation and small businesses over big-box 'boutiques'. Ew, David!
- Questionnaire is far too long. I gave up answering questions because of so many 8-9 choices. Keep Questionnaires simple. Fewer choices provide better answers and better clarity.
- See above
- Should we allowed the developer to go ahead with this development prior to designing and constructing of our Whistler Tennis World facility ? I think this is the "biggest issue" which should NOT be ignored for the health benefits of our entire Whistler community.
- Some of the survey questions and previous presentations are disingenuous and indicate an inexplicable bias against a racket facility. For example, the current WRC may cover 34% of the developable area - BUT a new facility could arguably use less than half this footprint!!! Similarly, it does not have to be a choice between childcare etc or a racket facility - the replacement amenity could provide both!!!
- Stop trying to make this a huge public area, whereas it should be a friendly space for the actual future owners, with a racket sports community area
- Thank you for asking for our feedback. I know there are some loud voices sharing their views and this provides those of us less inclined to speak up an opportunity to do so without fear of being shut down. I would be thrilled to see this development go ahead and hope that it does.

- Thank you!
- The Beedie group talked about the percentage of profit share the RMOW will get from this development. This was never addressed in the survey. People may feel that there is a chance for employee housing in this spot; however, the RMOW will receive more community funds if The Beedie Group's profits are higher, which is most promising with market housing. The question is, what will the RMOW do with the community funds they receive?
- "The community of Whistler needs a community hub that the WRC currently provides.
- Child day care and combo camps can be expanded"
- The current Whistler Racket Club is one of the few places in Whistler where locals can go and gather with other locals and have a place for a safe year-round athletic activity. It is devastating to think that is going to be taken away in favor of more luxury housing and "green spaces" for tourists to roam with their coffee. Whistler IS green space. It does not need to be artificially built. Tourists and part-time residents also enjoy the current racket club facility for tennis, pickleball and entertainment and it should be maintained as a vital year-round asset for the community at large.
- The design of both are great, my concern is mainly exacerbating our problem of adding more businesses that will require large amounts of staff to operate. Currently businesses are closing or operating on shorter hours to survive the staff shortage. If we open businesses that support our local community such as a day care or a health clinic then I am in favour because although these businesses need employees, they will also address the needs in our community.
- The developer must build or maintain the tennis facility
- The Developer should be instructed to go back to the drawing board and come up with a 3rd concept that includes the

following amenities: A clubhouse for racket sports that can also be used for all manner of social events, combo camps, seniors meeting space and a community hub 2 separate indoor bubbles dedicated to year-round tennis and pickleball. 1 outdoor stadium court with 4 pickleball courts and 2 outdoor tennis courts. Done well this facility would take up less space than the current facility that operates on the site. This would still leave open the option for some other senior or employee housing elsewhere on the site.

- "The easiest thing to do is always nothing. By doing nothing, you don't offend anyone. You don't get voted out of office by doing nothing. You don't get angry letters for doing nothing. But slowly, over time, you kill the town.
- There's no community feedback process every time a 10M mansion gets built. Anytime someone tries to build the housing this town actually needs, it just gets drowned in process, surveys and NIMBYism.
- It's a good idea. Just build it."
- The focus of building in Whistler should be: affordable staff housing (and nothing else). If you need to sell a few units to non-residents at market price to subsidize low income staff housing, then fine, but the bottom line is that the housing crisis is the #1 priority and everything else is a waste of time and resources until that is adequately addressed.
- The pathway area that is include in these concepts belongs to the Symphony building property. This shows it is part of the valley Trail. This is not true. This is private property. The lane way that runs behind the Symphony building is private. Someone in council should have a look at this. This needs to be addressed.
- The planner ugh
- The plans do not incorporate what is important to my husband and I.
- The questionnaire fails miserably to capture the importance of a new community recreational amenity. We live in a cold wet climate and currently indoor

recreational amenities are the meadow park pool, rink, fitness room and 2 squash courts. We need more indoor space to recreate when you don't want to go outside.

- The questionnaire is much too long
- The questionnaire seemed to miss out the tennis facility. As a community we need a tennis facility. A design that included a tennis facility would have made this questionnaire more fair.
- The RMOW administration should negotiate as brutally as possible. Whistler is doing just fine with the current racquet facility, a location for the Farmer's market, and the current number of TA beds currently available in the Resort. If the developer chooses not to proceed, there is no urgent need to re-zone. Whistler does not need more exclusive, upscale development which will add stress to affordable housing, in the TA sector, and will increase the wealth divide crushing the heart and soul of the community. A healthy community needs normal people, not the super-rich. We do not need more 'cold' high-end condos. The BU's should remain the majority of Phase 2 (or some modified version) covenant to provide the greatest flexibility to the future. We should assume that both legal and illegal nightly rentals will occur regardless of the zoning. Experience has shown that even with the most ambitious targets, ALL new development moves Whistler AWAY from its climate/ sustainability goals. Therefore, unless this re-zoning provides significant (25% or more; recall that both Rainbow and Cheakamus Crossing delivered 85%) non-market housing, significant recreation amenities which have been tied historically to the site since 1980 and entrenched by the profit-taking at Montebello, and best-in-class building design, it should not go forward.
- The survey was too limited in requiring prioritization in so many questions. often, more than one priority needs to be considered together. Demographics of the community weren't really addressed

in terms of needs for housing. Hopefully this will be addressed in a future different concept that is more closely aligned with community needs.

- the tax increase to pay for this?
- The tennis club is a community gathering place that will be difficult, if not impossible, to recreate. Sign up for some tennis lessons and spend some time there before making the decision to allow it's destruction.
- The village is for nightly rental and should be controlled professionally. even resident housing should be allowed to be rented nightly from time to time if the property is kept to a high standard. to me, this seems like a city developer trying to maximize profits.
- The Whistler Racquet Club should remain a priority.
- The WRC has been a community asset for many years. It is disappointing that the current muni counsellors are not supporting this long term facility and recognizing the benefits it provides year round.
- The WRC is my community. I like the designs the developers put forth but I really need to express to you that I would feel an immense loss if we lost the tennis club. I've lived here for a long time but never really fit in. Then I discovered the tennis club and I've finally found community. It has enhanced my life and losing it would put me right back on the edges of this community. I don't want to go back there. I know this may seem dramatic but it is my truth. I understand that this particular piece of land may not be the right place for the tennis club but please consider moving it somewhere else. This community needs it. It makes me so sad to lose that place.
- There is an opportunity for Beedie and the municipality to create a signature development which could be a showcase to the world. However the 'devil is in the details'. The municipality needs to ultimately limit growth with the decisions it makes on each application. We must

recognize that more square footage of commercial/tourist uses will only exacerbate the community deficits. The developer needs to realize that passive constructions can be achieved at no extra cost. Recent developments do not follow firesmart guidelines wrt planting firs within 10 m of buildings. This development should demonstrate that these guidelines can be met in their landscape plans.

- There is no need to house the inefficient land use of the tennis club on this land. This should be housing and any community space should be community use; not membership based.
- There seems to be no big long term picture of what would actually improve Whistler, the corridor and the wonderful surroundings while making them accessible to an ever increasing user demand
- This development has so much potential! There are a lot of great ideas that would benefit countless people in the community, not just those who will eventually live in the new development. Make the decisions that benefit the largest portions of the population, and have the greatest positive social impact.
- This is such a terrible survey. All the questions are designed to be ""leading"" so that planners can get the answers they desire. The community should not be asked to make a trade-off between an EXISTING asset (the WRC) and a shiny new promise. Why not ask if the Meadow Park rec centre should get torn down to build staff housing? Or if one of the existing three golf courses should be closed to make room for daycare or seniors living? Also, there is WAY TOO much detail and information in this survey for anyone to practically digest. Nobody who is busy in life and focused on their day-to-day priorities has the time to consume long, fastidious, and meticulous questionnaires like this. As a result, you end up hearing only from an ""active"" minority of residents who feel strongly

about social issues such as ""affordable housing"" and ""climate change."" The squeaky wheel gets the grease, I suppose. But these convoluted, biased, and rigged surveys should not become a foundation of decisions with respect to the redevelopment of Northlands. Since when has the application of ""common sense"" and ""good judgement"" been superseded by ideological dogma and social activism? The solution should be simple: within the confines of currently established zoning bylaws and community goals, Beedie should be allowed to maximize its profits with the redevelopment of the property, thus ensuring that Whistler can also maximize the extraction of its community amenities which must include the preservation of the existing recreation facility—namely the WRC—either on the current site or off-site at a location that is determined by the muni BEFORE redevelopment proceeds. It is no wonder that building costs are surging, construction timelines are extending, and nothing ever gets done in the community when you see the muni bury project like Northlands in complex ""red tape"" surveys like this one! "

- This question air is biased towards these two concepts as finalists. They don't come close the What this community is about. Stop the feeling of creating a city in the mountains. Less people, more recreation opportunities. On busy weekends/holidays the village is over capacity reducing enjoyment for visitors and locals. The last thing we need is more people doing nothing but walking the village stroll. Restaurants and stores are maxed as well. Less is more...activity/healthy life style based. Fill out the employee lots in Cheakamus and infill where we can. Its time for another mountain village...Whistler can't fill the needs of all travellers.
- This questionnaire is forcing people to choose for or against the racquets club. It did not allow enough comments I less you

selected 'other'. This does not allow for true community feedback.

- To be honest, just really concerned that the needs of the WRC members are not being considered.
- Try harder.
- Understanding who will be using this site and how it will relate to Whistler Village. Emphasis on creating a community space within a resort community to support and serve locals. Ensuring the space is welcoming and draws people in for a variety of uses to nurture connections between whistler population sub-groups. Utilizing building and site designs that are unique and authentic to Whistler, not a replica of the GVA. Recognizes and pays tribute to first nations.
- Using the current model, more than 42 employees will be needed to operate the site. That means there is ZERO additive housing.
- Very disappointed in the loaded question asking if the tennis facility should be prioritized over things like health care. As mentioned, they are not mutually exclusive and that question clearly only has one correct answer and whoever wrote the question knows it.
- Very disappointed that tennis and pickleball are not key in the development concepts. Many world class ski resorts have such an amenity, which is very valuable to visitors and residents alike. Also, one does not have to participate in these sports to enjoy the community hub that such a facility provides. There is no other place like it in Whistler.
- "We already have a thriving community hub on this site. Why tear down a busy year round community tennis and pickleball facility to build something that is less than. This community amenity attracts visitors from all over the world that want to have the option of being able to go on a holiday that has a wide variety of activities for all members of the family with the added bonus of making strong social connections with the Whistler community. This amenity fills a gap in the

recreational activities that Whistler has to offer.

- In addition, the Whistler Racket Club is a large part of our senior community being able to age in place with fitness and community connections that are an integral part of the WRC's popularity. "
- "We must protect the Whistler Racket Club. It's very popular and valuable recreation asset that has been part of the community for 30 years. The development should not eliminate the WRC unless a suitable replacement location can be found and the developer builds the replacement facility!
- We recognize that other community needs are important but they should not be fulfilled by eliminating an important, weather independent, year round recreational and social asset.
- "
- We need a centralized facility such as what WRC is for year-round activities which WRC offers, not just tennis or pickleball. I hope all making these decisions for our community have visited the club to see how diverse it is and it would be a travesty to dismiss the importance of the Whistler experience as a world-class resort.
- We need to keep the indoor tennis courts.
- we seem to have an honest developer, let's make this parcel a show case based on professional ideas and input, let's make sure we don't lose our indoor sports facility
- We voted the last group that failed miserably out en mass. The bus station with no shelter from the wind, no toilet and a gold roof come to mind.
- What additional density is being requested and what are the corresponding community amenity contributions?
- What if any ideas are there for taking the current club to another location? Wouldn't that be a good idea to explore and discuss with Community? I think you are giving people opportunity to discuss and

that is a good thing keep that going and all might be resolved. The WRC is an important asset is our Community !

- Whistler is a small community, but it has grown enormously over the last 10 years and is just about at capacity now. We are an active community and desperately need a year-round tennis/Pickleball facility. The last couple of years has shown that employee housing, seniors' housing, medical workers' and first responders' housing is essential. We do not need more nightly rentals, hotels or other market housing.
- "Whistler is big enough - too crowded already..."
- "
- Whistler needs an INDOOR tennis & racket-ball & pickle-ball & soccer areas. It does not need to be on this site, but the stuff does exist there now - the open question is it better to build new (perhaps inside some of the new proposed buildings, or as an add-on to Meadow Park Sports Centre) or leave it where it is.
- Whistler needs more family style housing in whistler. 3-4 bedroom townhouses. These can be resident restricted, but should be able to be on the open market to allow for people to purchase them and rent them to local families who might not be able to afford a house big enough
- Who decided to nix the tennis facility which has been promised to the residents of Whistler?
- Why don't we get rid of the driving range and put in staff housing there. Staff housing does tend to get shabby over time because they are just there for a short while. Give them their own area but it doesn't have to be in the best location. Save the accessible real estate for health care, seniors, community development.
- Why not extend the existing recreational space to accommodate the day care, an open hot-desking space & I look and scape the current area instead of knocking it down and starting again.

- Why not just ask the Question, do you want to keep the recreational facilities as is?
- Why were there no concepts produced that included a racket ball facility by the developer. Were they under the guidance of staff?
- Wish to add that [REDACTED] has done an exceptional job at WRC and he should be an integral part of the relocation process from design to execution. Also I believe the site should be designed for use primarily by owners and renters and not tourists staying in other parts of the village. I'm assuming that maintaining the open spaces will be the responsibility of the strata and therefore paid for by the owners.
- With more open market housing, there will be more pressure on amenities that already do not have enough staff to function. There needs to be WHA housing to encourage local families to stay in Whistler. A few rental units are NOT enough.
- With the reports from the Strategic Planning committee I do now see how Whistler can be contemplating such a large addition at this time.
- world class tennis facility and limited amount of employee housing
- Would be a shame to see this space get eaten up by free market/nightly rentals when what we desperately need is housing for locals and spaces for essential services.
- "Yes more questions about what the tennis facility should like and the location , capacity etc.
- In conclusion - not in favor of any development prior of the existing tennis facility being relocated"
- "Yes, a disservice has been done to the community by some of the wording you have used in this process.
- 1st. Describing the Northlands property as mostly vacant land in your first public presentation. Completely ignoring the

fact that a much loved and used racket facility exists on the land.

- 2. Changing the classification of the land from Tennis Lands to Core Commercial.
- 3. One of your questions in the survey should have been reversed, the question should have been:
- Do you think we should eliminate the WRC in order to provide day care and medical space? That would have been a more honest question to present to the community. "
- Yes, why are not focusing on local community and a solution to the temporary housing small business owners need to be able to attract staff? Is there an opportunity for local taxpayers to propose a design?
- You are all really downing a lot of time virtue signaling
- You did not refer to the previously made commitment to turn this site into ax world class tennis centre and doing anything else ignores that. This should have been explicitly stated and consequences to any challenges outlined.
- You guys are money hungry [REDACTED]
- You have 800 bed units for high end use, and only 43 for employee housing. We

need amenities to improve employees lives, not high end housing. Most locals are unable to purchase property because housing prices are too high - we are competing with the world's wealthiest, and we are competing with corporations. The government needs to protect its citizens, and future children by disallowing or highly regulating real estate purchase. Locals have no where to live, locals are unable to buy property, businesses can not find staff as we have sold ourselves out. The WHA limits a buyers future ability to afford anything outside of Whistler. Once a WHA owner needs to sell, - perhaps due to lack of local amenities such as medical facilities they are unable to buy. They are locked into Whistler - tied into a very poor real estate investment. Even the person running the WHA does not live in a WHA property.

- You need to start again and include a racquets facility.
- you were asking us to agree with a lot of the concepts, rather than disagree.
- Your questions were unfair - pitting housing vs tennis centre. A bit lazy and underhanded on your part.